



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01292 430 555

**6 Jennings Gardens**

KILBIRNIE, NORTH AYRSHIRE, KA25 7BF





# THE LOCATION

## KILBIRNIE

6 Jennings Gardens is positioned in the popular town of Kilbirnie, which is a great place to live and commute from. It is small enough to retain the village feel, surrounded by rolling hills and beautiful scenery but still close enough to the main towns. The property is located twenty miles south-west of Glasgow and approximately ten miles from Paisley and Irvine. There is good schooling at both primary and secondary level including Moorpark, St Bridgets and the new Garnock Community Campus which is a non-denominational 2-18 comprehensive campus and also includes facilities such as a swimming pool, indoor sports halls, fitness suite, theatre, community rooms, café, 11-a-side 3g astroturf and 11-a-side grass pitch. Other amenities include local and supermarket shopping facilities such as cafes, shops, library, and doctors surgery.

Glengarnock station is a five-minute drive and trains run frequently from here to Glasgow and Ayr. Those seeking further amenities can find these in abundance in the coastal town of Largs and inland towards Paisley and Glasgow. Kilbirnie offers an ideal base to access all major road networks and is in close proximity to both International airports at Glasgow and Prestwick.





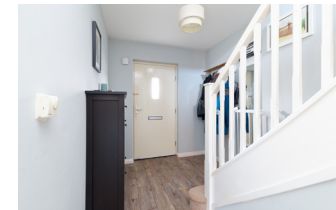


# THE PROPERTY

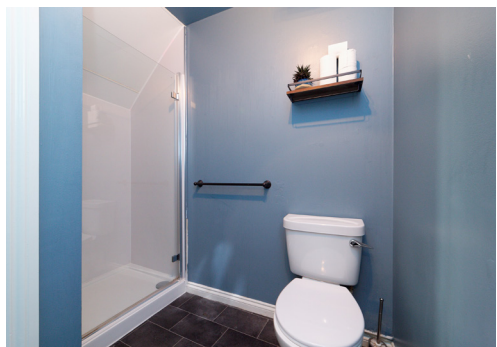
## 6 JENNINGS GARDENS

Part Exchange Available. We are delighted to introduce to the market this superb three bedroom semi-detached villa within a highly sought after area of Kilbirnie. The property offers fantastic and flexible accommodation which is formed over two levels and would be a great purchase for a variety of people looking for their first or next home. The property has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality, which has modern specifications and contemporary decor.

The property is accessed via the hallway which allows entry to all rooms on this level. An immediately impressive lounge is flooded with natural light from the bay window to the front aspect. The dining kitchen has a good range of floor and wall mounted units with a striking worktop, creating a fabulous and efficient work space. There is space within this zone for a table and chairs. An added bonus is the utility which allows access into the fully enclosed rear garden. The downstairs WC completes the accommodation on this level. Journeying upstairs you will discover three well-proportioned bedrooms. All of the rooms boast built-in wardrobes/storage and have the advantage of space for additional free-standing furniture if required. The family bathroom suite completes the impressive accommodation internally. Externally, to the front of the property, there is a double driveway with a fully enclosed garden to the rear. The rear garden is a real suntrap and many a summers day will be spent in this zone enjoying the peace and quiet. The high specifications of this family home also include double glazing and gas central heating for additional comfort.

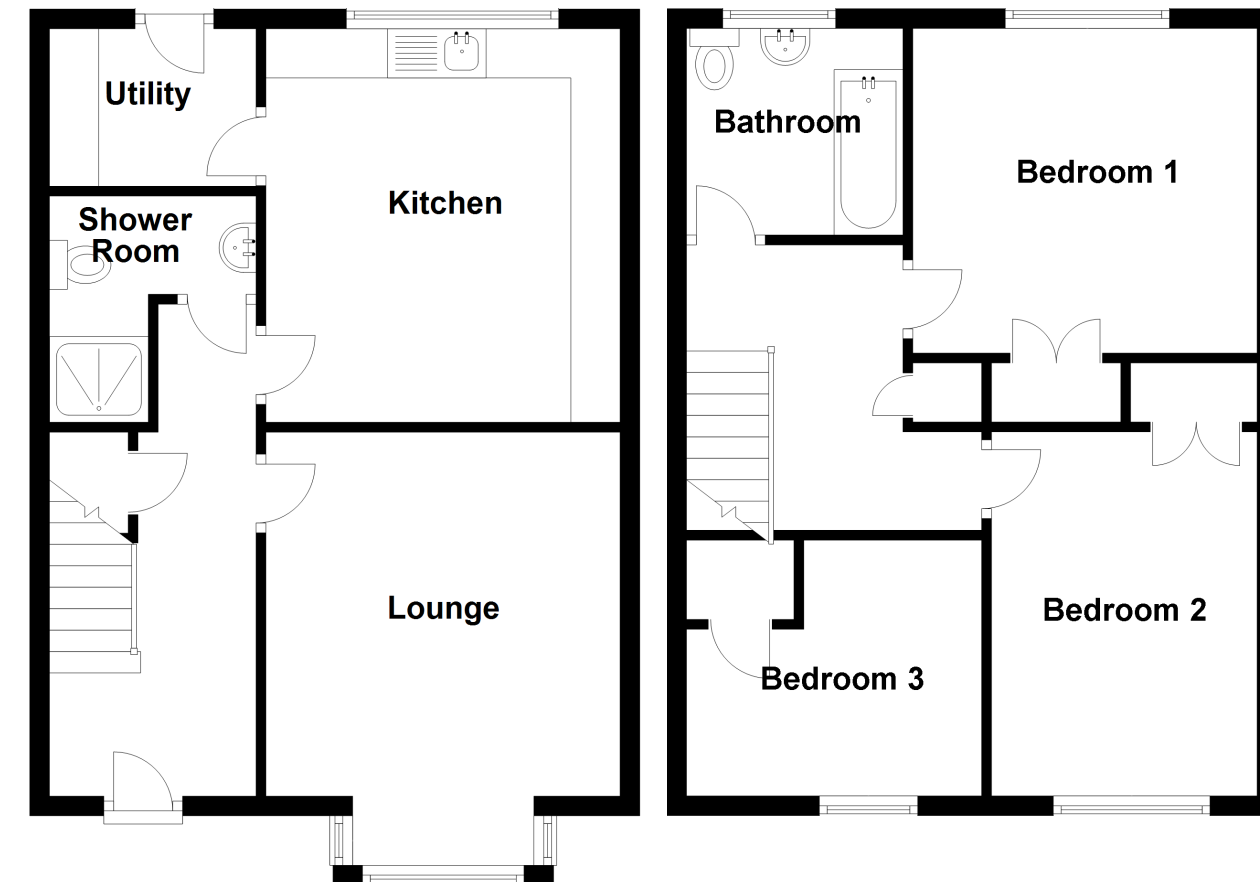






# SPECIFICATIONS & DETAILS

## FLOOR PLAN, DIMENSIONS & MAP

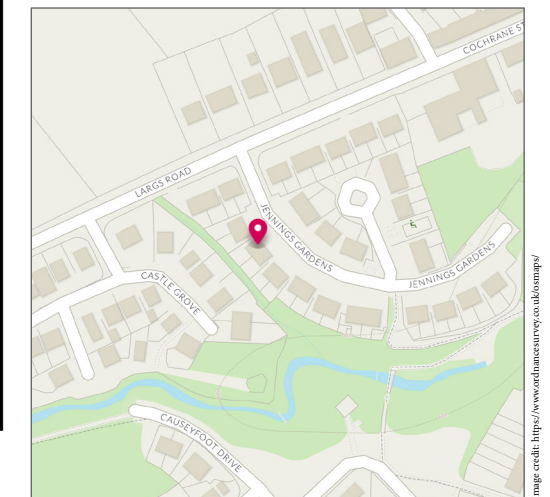


Approximate Dimensions  
(Taken from the widest point)

Kitchen	4.00m (13'1") x 3.60m (11'10")
Lounge	4.40m (14'5") x 3.60m (11'10")
Utility	2.10m (6'11") x 1.60m (5'3")
Bedroom 1	3.50m (11'6") x 3.30m (10'10")
Bedroom 2	3.70m (12'2") x 2.70m (8'10")
Bedroom 3	2.95m (9'8") x 2.60m (8'6")
Shower Room	2.30m (7'7") x 2.10m (6'11")
Bathroom	2.20m (7'3") x 2.10m (6'11")

Gross internal floor area (m²): 92m²

EPC Rating: C







# McEwan Fraser Legal

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Tel. 01292 430 555  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
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Text and description  
**DIANE KERR**  
 Area Manager



Professional photography  
**CRAIG DEMPSTER**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer