

G/R, 4 Milton Road

KILBIRNIE, NORTH AYRSHIRE, KA25 7BA



A beautifully maintained and spacious two-bedroom ground-floor flat, presented in true walk-in condition with generously proportioned accommodation all on one level



01292 430 555



www.mcewanfraserlegal.co.uk

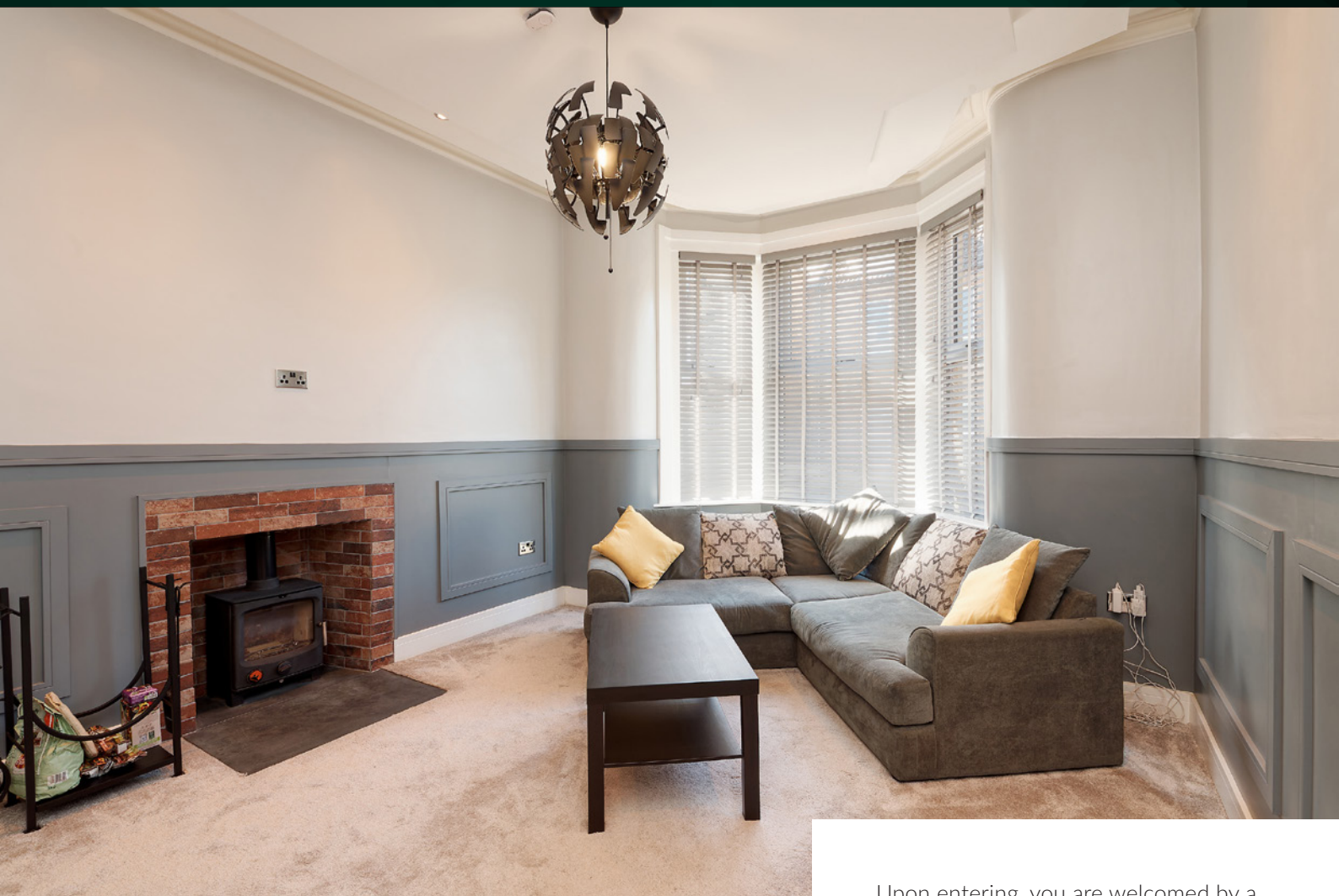


info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to present this beautifully maintained and spacious two-bedroom ground-floor flat, tucked away in a highly sought-after pocket of Kilbirnie. Presented in true "walk-in" condition, the property offers bright, generously proportioned accommodation all on one level, finished to an excellent standard throughout.

THE LOUNGE



Upon entering, you are welcomed by a well-laid-out hallway providing access to all rooms, along with a large storage cupboard offering excellent practicality. The impressive lounge is both bright and inviting, enhanced by a charming bay window that floods the space with natural light. A feature log burner adds warmth and character, creating a cosy yet stylish focal point.

The contemporary kitchen is thoughtfully designed with a range of base and wall-mounted units, complemented by contrasting worktops to create a sleek and functional workspace. It also benefits from a selection of integrated appliances, ideal for modern living.

THE KITCHEN





Both double bedrooms are spacious and airy, offering flexible layouts with ample room for freestanding furniture. The accommodation is completed by a stylish, modern bathroom fitted with a contemporary suite.

THE BATHROOM



BEDROOM 1



BEDROOM 2



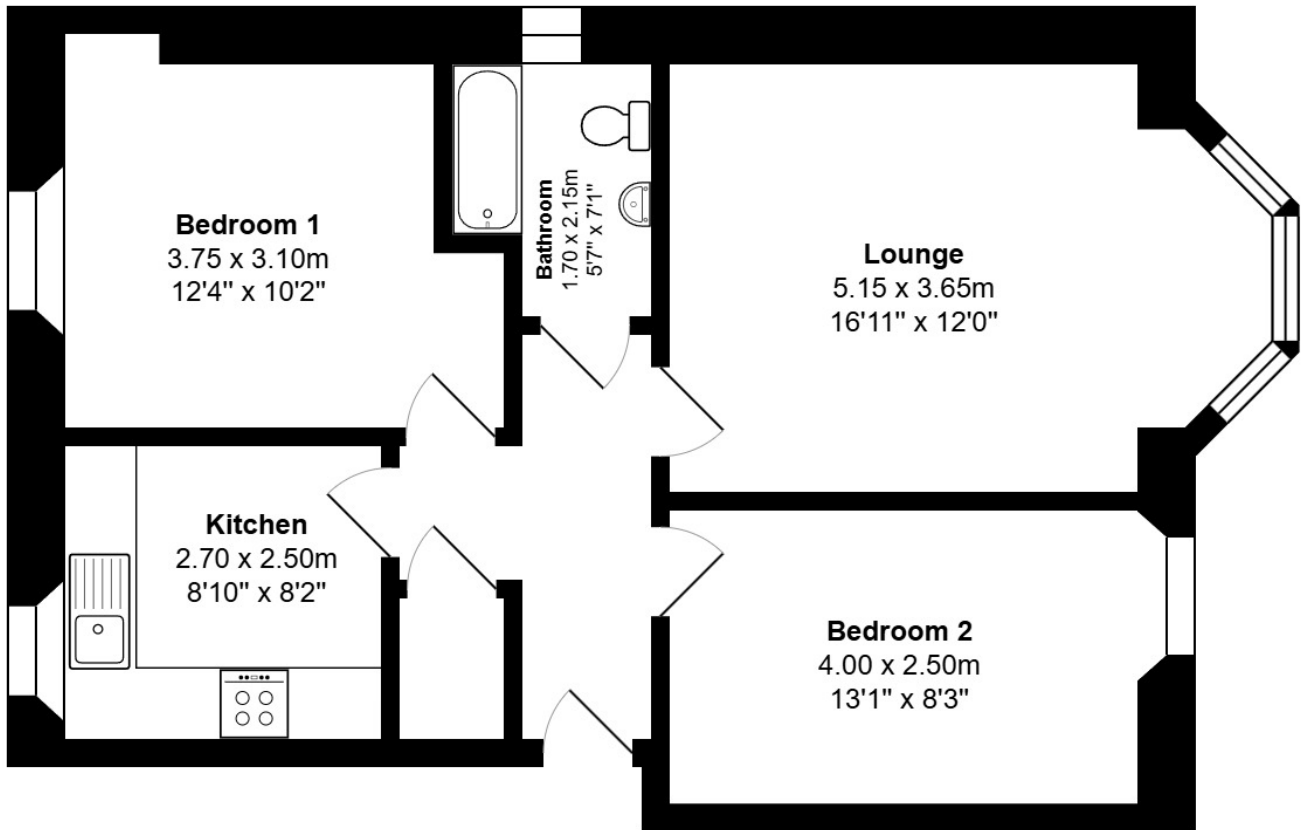
Externally, the property enjoys well-maintained garden grounds, providing a private outdoor space that acts as a real suntrap, perfect for relaxing or entertaining.

Additional benefits include gas central heating and double glazing, ensuring comfort and energy efficiency throughout the year.

EXTERNALS

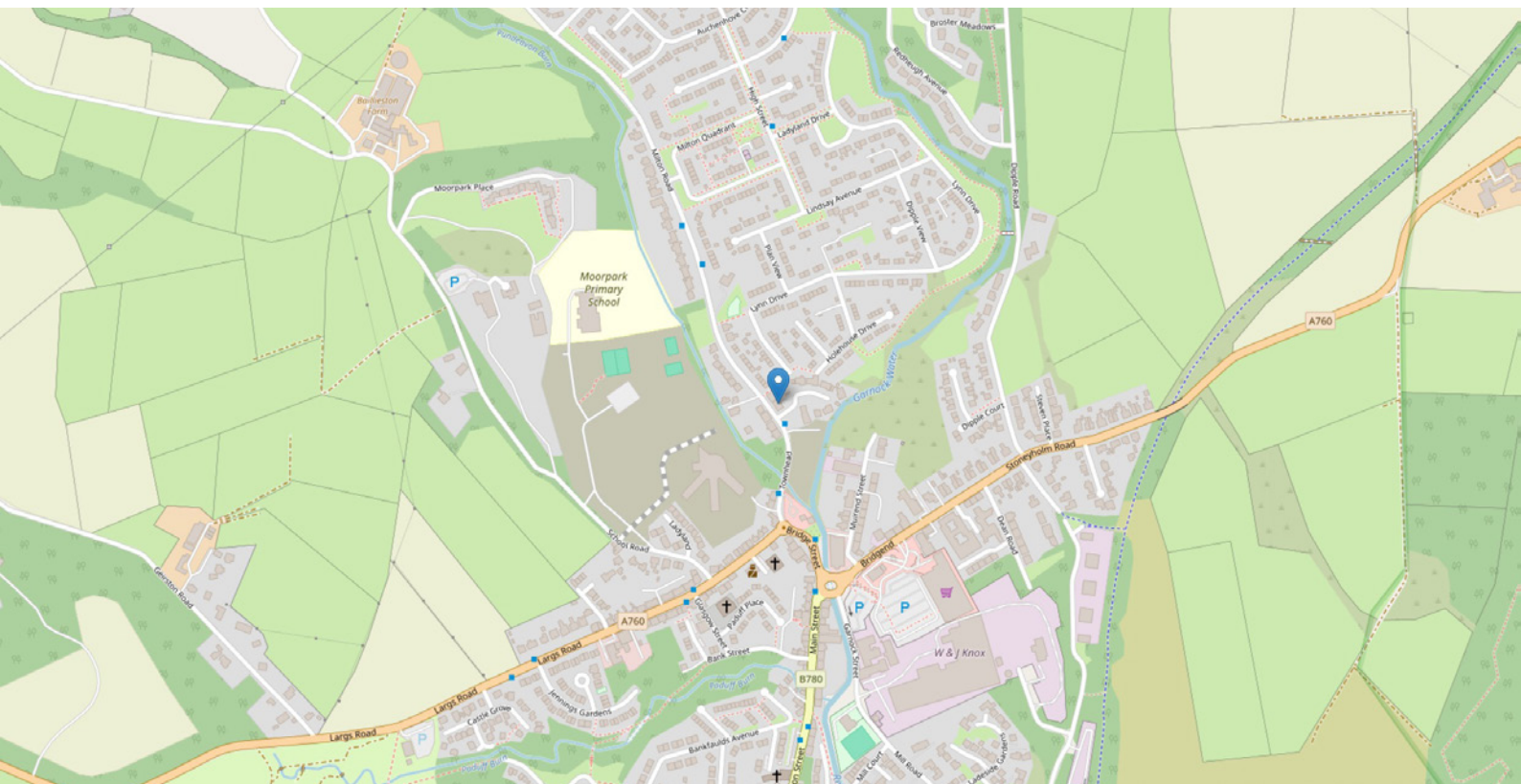


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 56m² | EPC Rating: D



THE LOCATION

Milton Road 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 levels, including Moorpark, St Bridget's 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, a library, and a doctor's surgery.

Glenarnock 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
DIANE KERR
New Homes Director



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.