



*A stunning two bedroom detached bungalow with spectacular views*



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We are delighted to bring to the market this striking two-bedroom detached bungalow with the added bonus of a garage, in a desirable, quiet location, which would make an ideal home for a wide variety of purchasers. Inside this property, you will find exceptional design and an inspired layout all on one level, providing light-filled and spacious accommodation. This property is spacious and impressive, but at the same time, a fun and functional place to live and enjoy with friends and family.

Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. Once inside, discerning purchasers will be greeted with a first-class specification.

## THE LOUNGE



A welcoming hallway leads to all apartments. The formal lounge is flooded with natural light from the picture window to the front aspect, whilst also boasting a stunning outlook. There is recess space within this zone for a table and chairs for formal dining with friends and family.

# THE KITCHEN



The kitchen has been professionally fitted to include a contemporary range of floor and wall-mounted units with a striking worktop, creating a fashionable and efficient workspace. It is further complemented by a host of integrated appliances and plumbed space for free-standing appliances.





Journeying into the two bright and airy bedrooms, the crisp and contemporary styling continues. Both of the rooms have a range of furniture configurations and space for additional free-standing furniture if required. A stylish family bathroom completes the impressive accommodation internally.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2

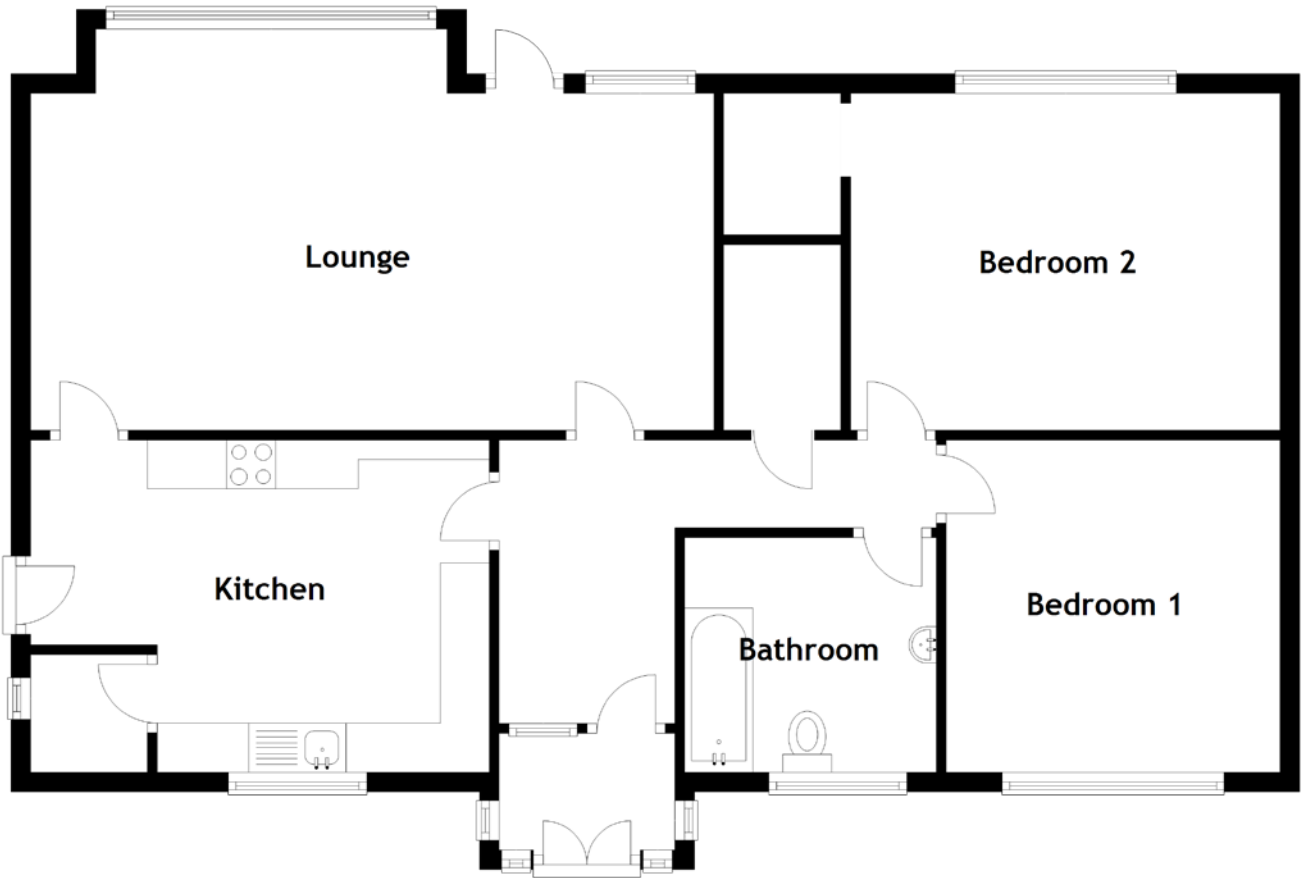


Externally the property has private garden grounds surrounding the property. A driveway provides access for a number of vehicles and a garage thereafter. The garden is a sheer delight, especially in summer months. Many an evening will be spent enjoying the views and peace and quiet.

# EXTERIORS & VIEW



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

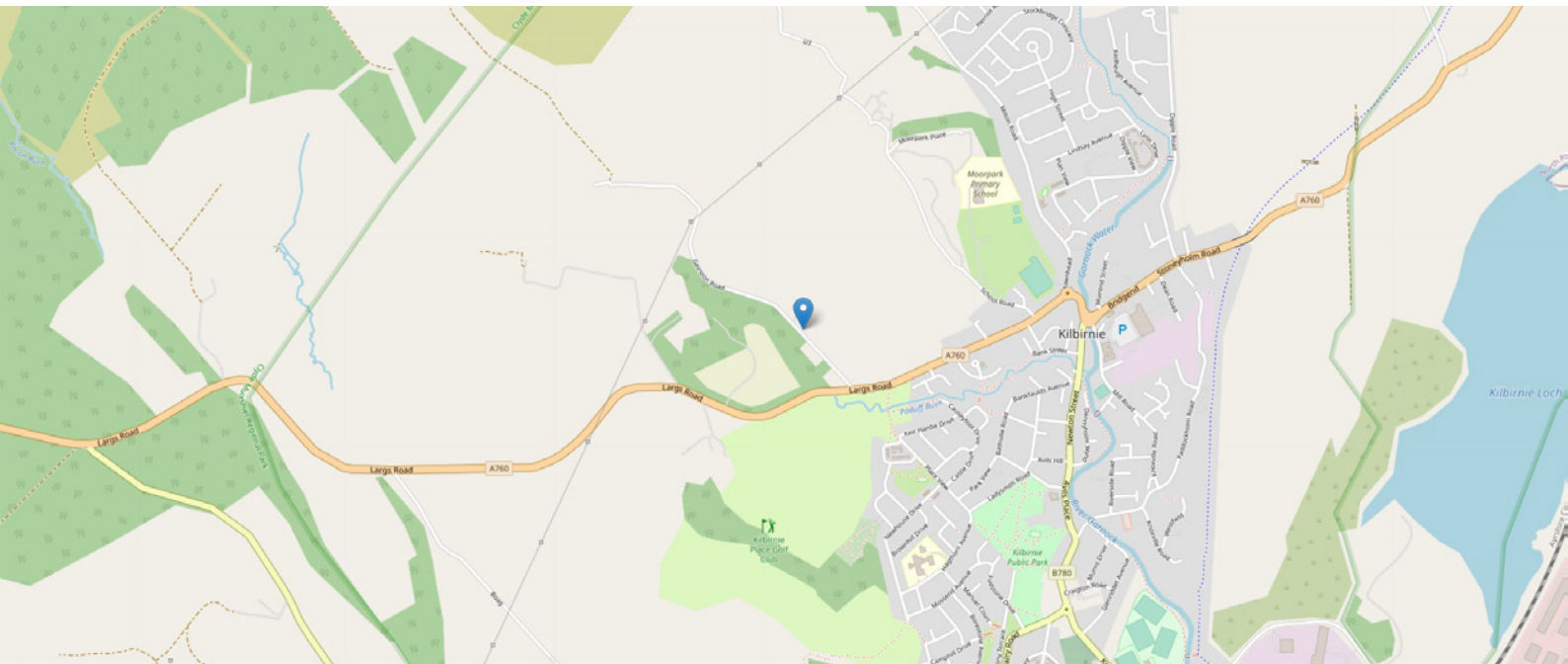
Lounge	7.00m (23') x 3.45m (11'4")
Kitchen	4.70m (15'5") x 3.40m (11'2")
Bathroom	2.40m (7'11") x 2.40m (7'10")
Bedroom 1	3.45m (11'4") x 3.45m (11'4")

Bedroom 2

4.40m (14'5") x 3.45m (11'4")

Gross internal floor area (m<sup>2</sup>): 90m<sup>2</sup> | EPC Rating: F

Extras: Carpets and floor coverings, light fixtures and fittings, curtains and blinds.





# THE LOCATION

14 Geirston Road is tucked away offering outstanding views of the rolling Ayrshire countryside but being only a five minute drive to local amenities. It is also conveniently located for additional amenities to include 18 hole golf course, bowling greens, tennis courts and swimming pool.





Ayrshire is renowned for several championship golf courses. Excellent yachting facilities are available at Largs marina with Ardrossan and Inverkip only twenty minutes drive away. The area has an abundance of cycle tracks taking you to the coast at Irvine as well as towards Kilmacolm

North Ayrshire is famed for its picturesque and attractive countryside. There are numerous recreational activities to try within the nearby Clyde Muirshiel Country Park as well as Castle Semple Loch RSPB reserve and horse racing at Ayr.

Glasgow city centre is just twenty miles to the north and provides an extensive range of cultural, retail and professional facilities and is recognised as one of the UK's finest cities with a thriving centre and numerous designer shops.

Lochwinnoch and Glengarnock both have mainline railway stations with regular services running into Glasgow city centre. Glasgow International Airport is only fifteen miles away and offers a wide range of domestic and international flights.



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