




McEwan Fraser Legal

Solicitors & Estate Agents

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90 Stockbridge Crescent

KILBIRNIE, NORTH AYRSHIRE, KA25 7HD



THE LOCATION

90 Stockbridge Crescent 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 swimming pool, indoor sports halls, fitness suite, theatre, community rooms, café, 11-a-side 3g astroturf and 11-a-side grass pitch.



THE PROPERTY

Part Exchange Available. McEwan Fraser Legal are delighted to present to the market this good-sized three bedroom semi-detached villa, situated within a highly sought after area of Kilbirnie. The property offers spacious accommodation over two levels and would make an ideal buy for a wide range of potential purchasers looking for their ideal home.

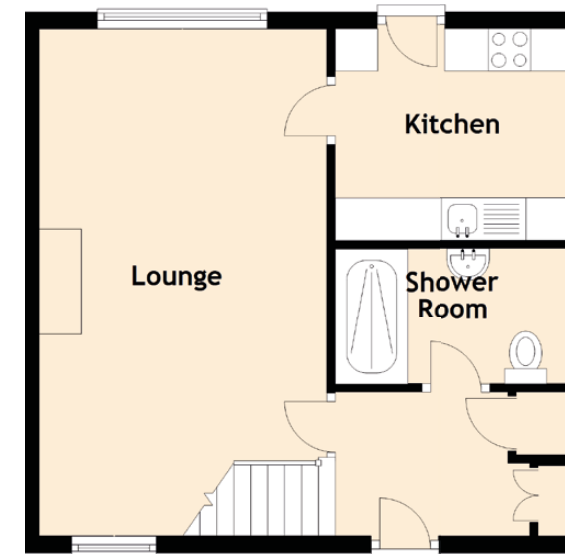
A bright and spacious lounge is the perfect ambience in which to relax after a hard day with the feature fire giving the room a real cosy feel. The fitted kitchen has a good range of floor and wall mounted units with a contemporary work-surface, creating a fashionable and efficient workspace. A contemporary shower room completes the accommodation on this level.

The upstairs accommodation consists of three bright and airy well-proportioned bedrooms, all with the added bonus of furniture configurations and space for additional free-standing furniture if required. The bedrooms are of neutral decor and perfect for those looking to put their stamp and ideas into action.

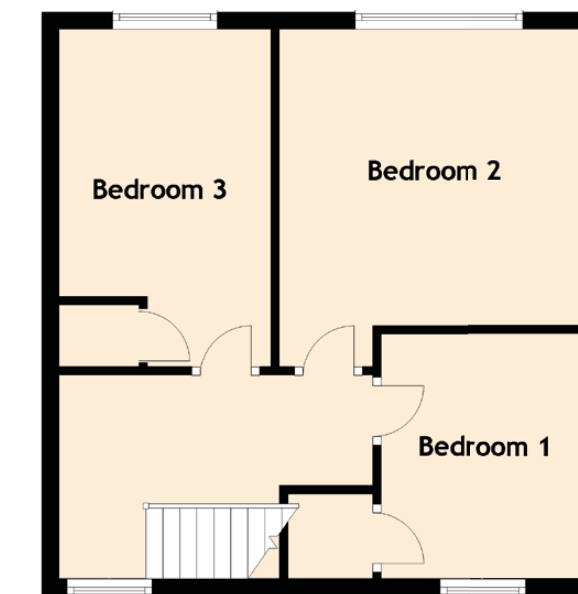
The property has private front and rear gardens, with a driveway to the side providing off road parking. The rear garden is a suntrap in summer months and will be popular with all members of the family.



GROUND FLOOR



FIRST FLOOR



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	6.00m (19'8") x 3.40m (11'2")
Kitchen	2.80m (9'2") x 2.50m (8'2")
Shower Room	2.80m (9'2") x 1.60m (5'3")

First Floor

Bedroom 1	2.90m (9'6") x 2.50m (8'2")
Bedroom 2	4.00m (13'1") x 3.70m (12'2")
Bedroom 3	4.00m (13'2") x 2.50m (8'2")

Gross internal floor area (m²): 75m²



EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings.

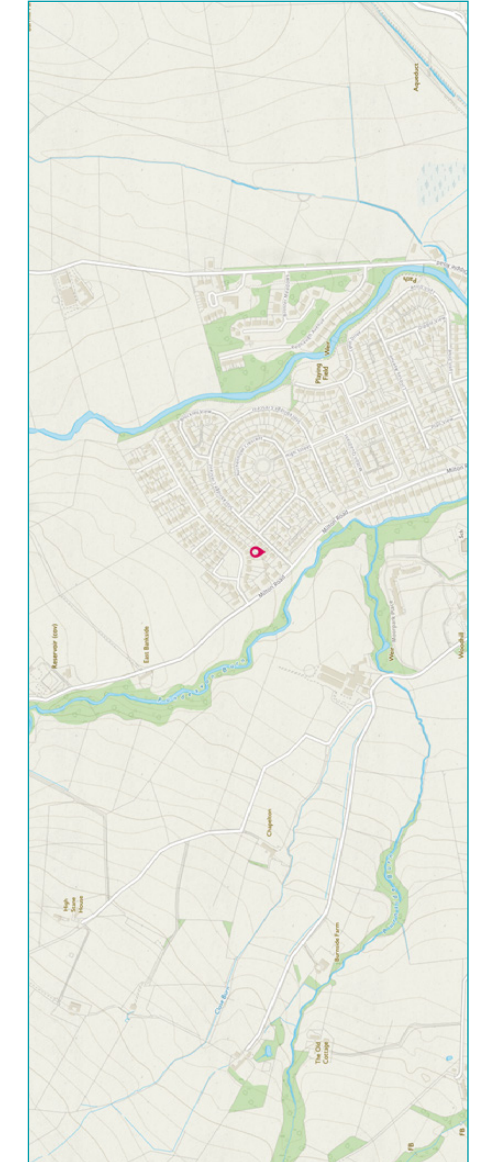


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Part
Exchange
Available

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