

# 6 Park View

KILBIRNIE, NORTH Ayrshire, KA25 6AS



*A BEAUTIFULLY PRESENTED TWO BEDROOM  
END TERRACED HOUSE*



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We are delighted to bring to the market this beautifully presented two-bedroom end-terrace, split over two levels which will appeal to a variety of people looking for their ideal home. The current owners have transformed this home inside and out, which is fit for today's modern living. Once inside, discerning purchaser's will be greeted with a first-class specification.

Stepping through the main entrance into the welcoming hallway, give you an idea of what the rest of the property has to offer.









The formal lounge/diner is of palatial proportions and boasts a beautiful wood-burning stove as its focal point, the perfect ambience in which to unwind after a hard day. There is recess space, at the rear of the lounge for a table and chairs if required.









A close-up photograph of a modern kitchen. The image shows white, flat-panel cabinetry with a dark wood countertop. The text "THE KITCHEN" is overlaid in the center. At the bottom, two small, square, illuminated outlets are visible on the white base of the cabinets, casting a soft glow on the grey floor.

# THE KITCHEN





The kitchen has been fitted to include a modern range of floor and wall-mounted units, with striking work surfaces, providing a fashionable and efficient workspace. There is an integrated dishwasher along with plumbed space for free-standing appliances.







Journey upstairs the crisp and contemporary styling continues into the two well-appointed bedrooms. Both of the bedrooms are bright and airy with a range of furniture configurations and space for additional free-standing furniture if required. The contemporary bathroom suite with a separate walk-in shower, completes the impressive accommodation internally.



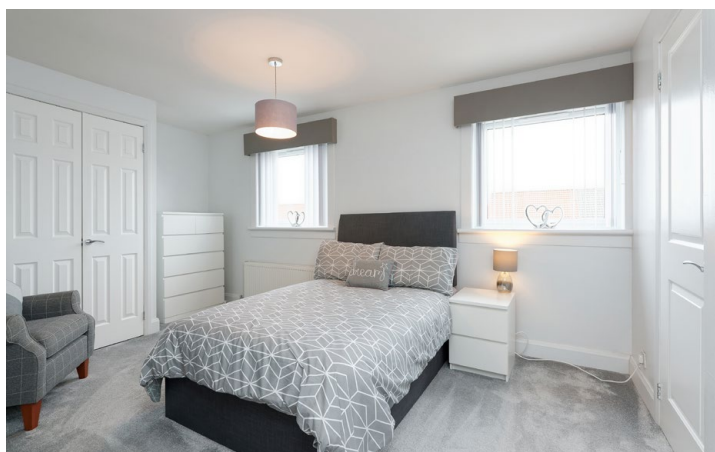
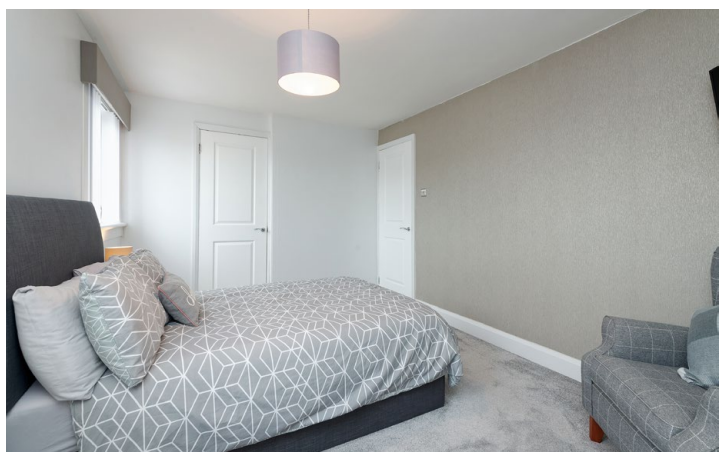


A modern bedroom interior. In the foreground, a bed is covered with a grey duvet featuring a white geometric pattern. Two pillows are at the head of the bed; one has the word "dream" in white script with a star. Behind the bed is a white radiator and a window with white vertical blinds and a dark wood valance. To the left of the window is a white dresser with four drawers. Further left is a white six-panel door. A grey armchair with wooden legs is partially visible on the far left. A cylindrical pendant light with a copper-colored exterior and white interior hangs from the ceiling. The text "THE BEDROOMS" is centered in white capital letters.

## THE BEDROOMS



# Bedroom 1







**Bedroom 2**





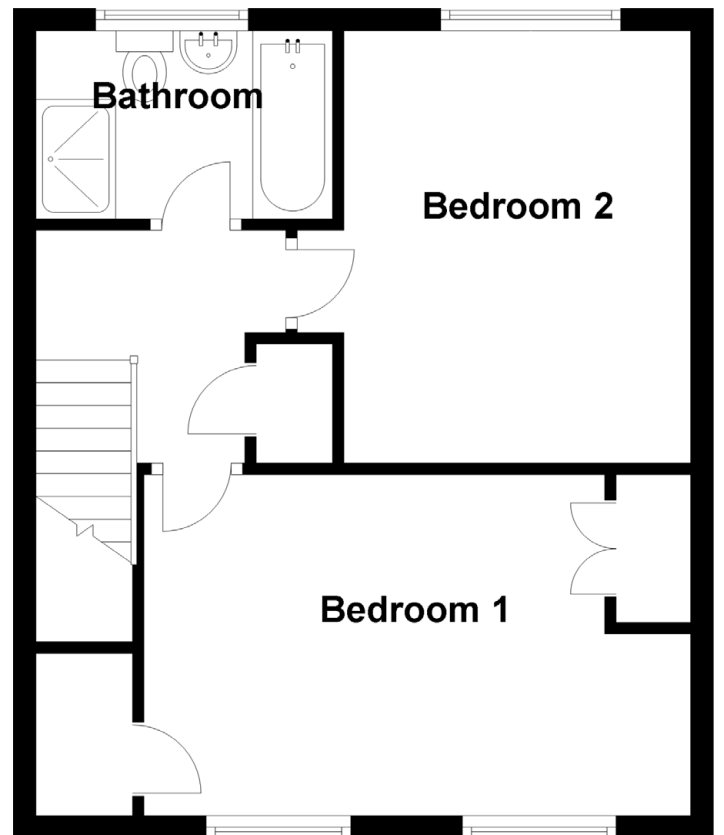
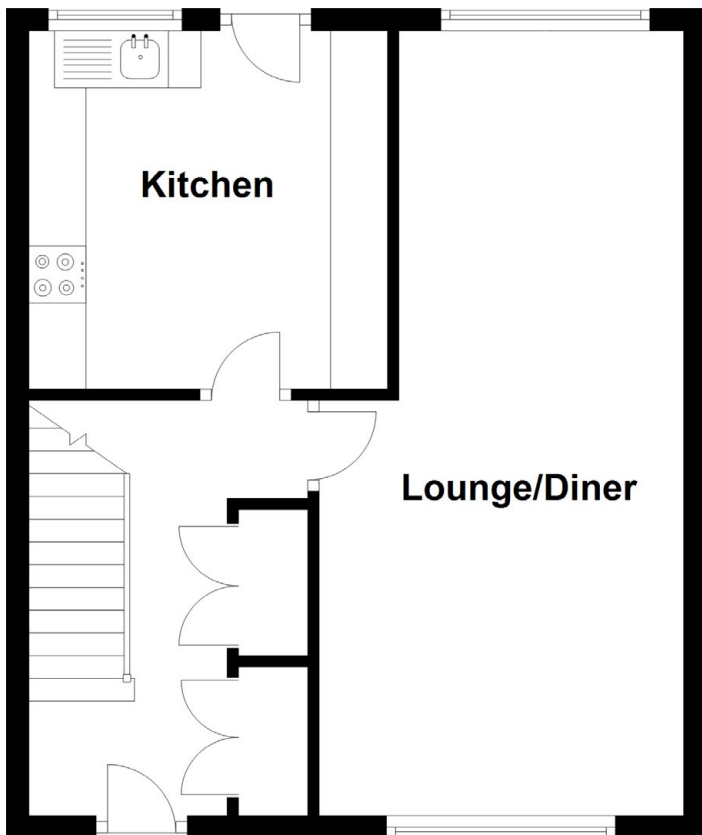


# THE BATHROOM









Approximate Dimensions  
(Taken from the widest point)

|              |                               |   |                             |
|--------------|-------------------------------|---|-----------------------------|
| Lounge/Diner | 6.90m (22'8") x 3.20m (10'6") | Bathroom  | 2.60m (8'7") x 1.65m (5'5") |
| Kitchen      | 3.15m (10'4") x 3.15m (10'4") |   |                             |
| Bedroom 1    | 4.80m (15'9") x 3.00m (9'10") | Gross internal floor area (m <sup>2</sup> ): 85m <sup>2</sup> |                             |
| Bedroom 2    | 3.80m (12'6") x 3.04m (10')   | EPC Rating: D   |                             |

## Floor Plan





Externally, there are private front and rear gardens with a driveway to the side providing off-road parking for a number of vehicles. The well-maintained garden grounds to the rear are a sheer delight, especially in the summer months. Many an evening will be spent on the decking area enjoying the peace and quiet. An added bonus is the outhouse which can be used all year round.

For additional comfort, this family home benefits from both double glazing and gas central heating which is sure to make this a cosy yet cost-effective home all year round.









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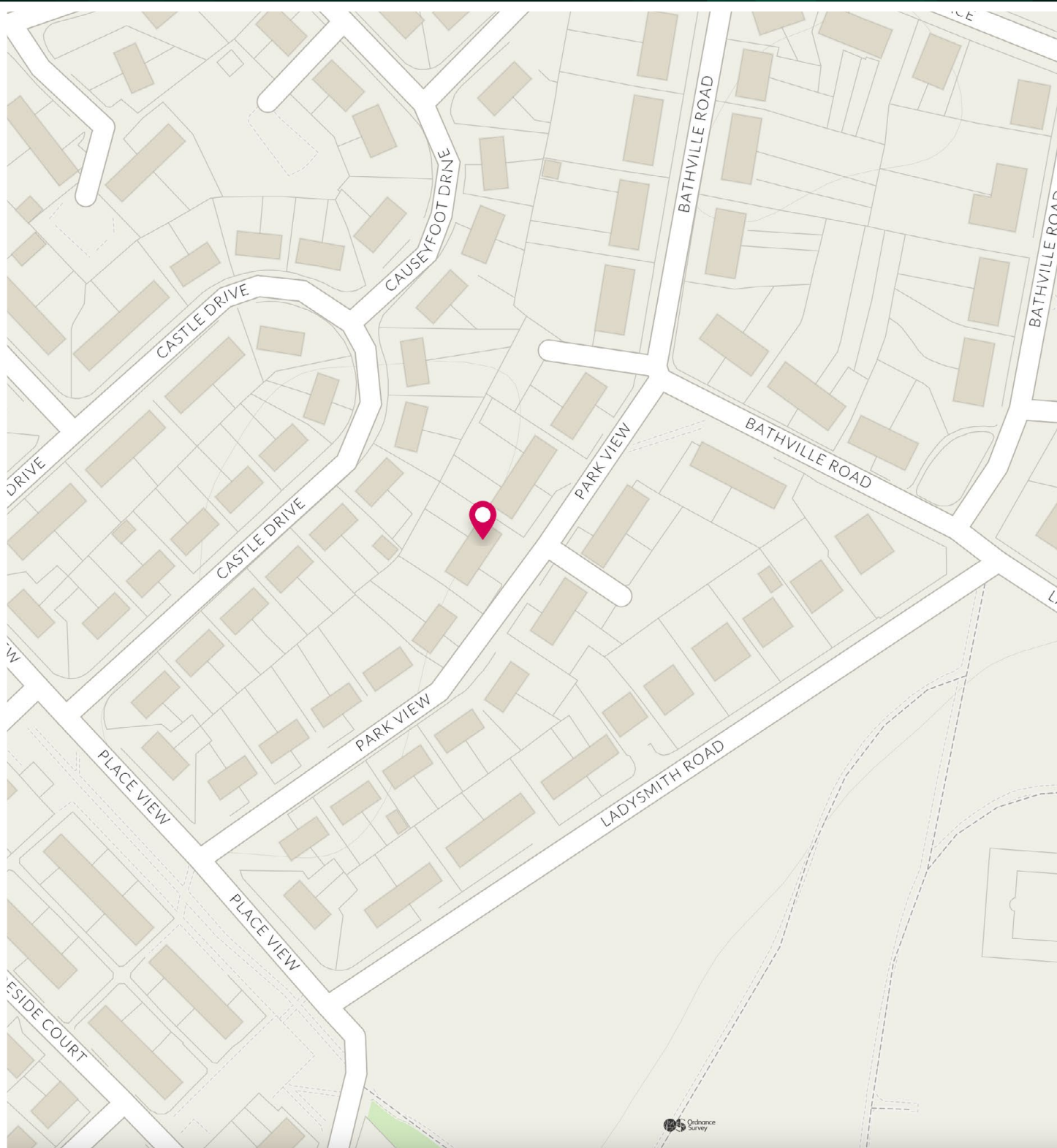
6 Park View is positioned in the popular town of Kilbirnie, which is a great place to live and commute from. It is small enough to retain the village feel, surrounded by rolling hills and beautiful scenery but still close enough to the main towns. The property is located twenty miles south-west of Glasgow 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.

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## The Location





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