

63 Dennyholm Wynd

KILBIRNIE, NORTH AYRSHIRE, KA25 6HG



*BRIGHT AND SPACIOUS TWO
BEDROOM UPPER FLAT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





We are delighted to offer for sale this bright and spacious, two-bedroom upper apartment tucked away in the highly sought area of Dennyholm Wynd. The property offers fantastic and spacious accommodation and would be an ideal first-time purchase, buy-to-let investment or those looking to downsize.

The apartment has been well designed to maximise the natural available light to create a modern ambience, with interesting views. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. The flat is in need of some modernisation and would be perfect for those looking to put their own stamp on it. The flat has a main door into a welcoming staircase entrance hallway which allows access to all apartments. The bright and airy lounge is pleasantly located to the front of the property and enjoys a pleasant outlook. The kitchen is located off the lounge and has a range of floor and wall-mounted units with a host of integrated appliances. There is space provided within this zone for a table and chairs. The two well-appointed bedrooms are flooded with natural light and have a range of furniture configurations. One of the bedrooms is further enhanced with built-in wardrobes, creating excellent storage space. A three-piece family bathroom suite completes the accommodation internally.

*"...THE BRIGHT
AND AIRY
LOUNGE IS
PLEASANTLY
LOCATED TO
THE FRONT OF
THE PROPERTY
AND ENJOYS
A PLEASANT
OUTLOOK..."*







Bedroom 1

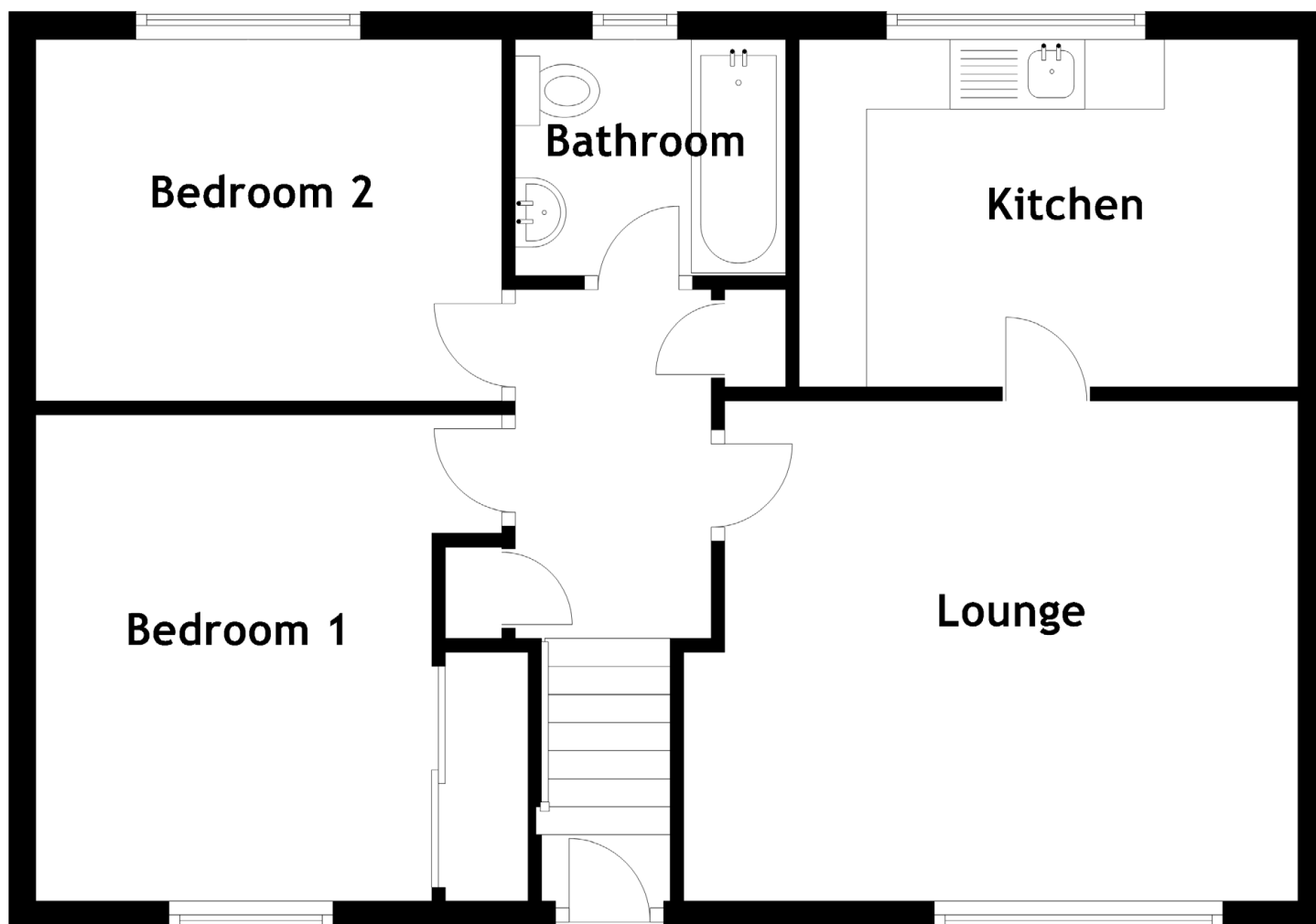




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.55m (14'11") x 3.60m (11'10")
Kitchen	3.70m (12'2") x 2.50m (8'2")
Bedroom 1	3.50m (11'6") x 3.45m (11'4")
Bedroom 2	3.45m (11'4") x 2.60m (8'6")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 55m²

EPC Rating: D

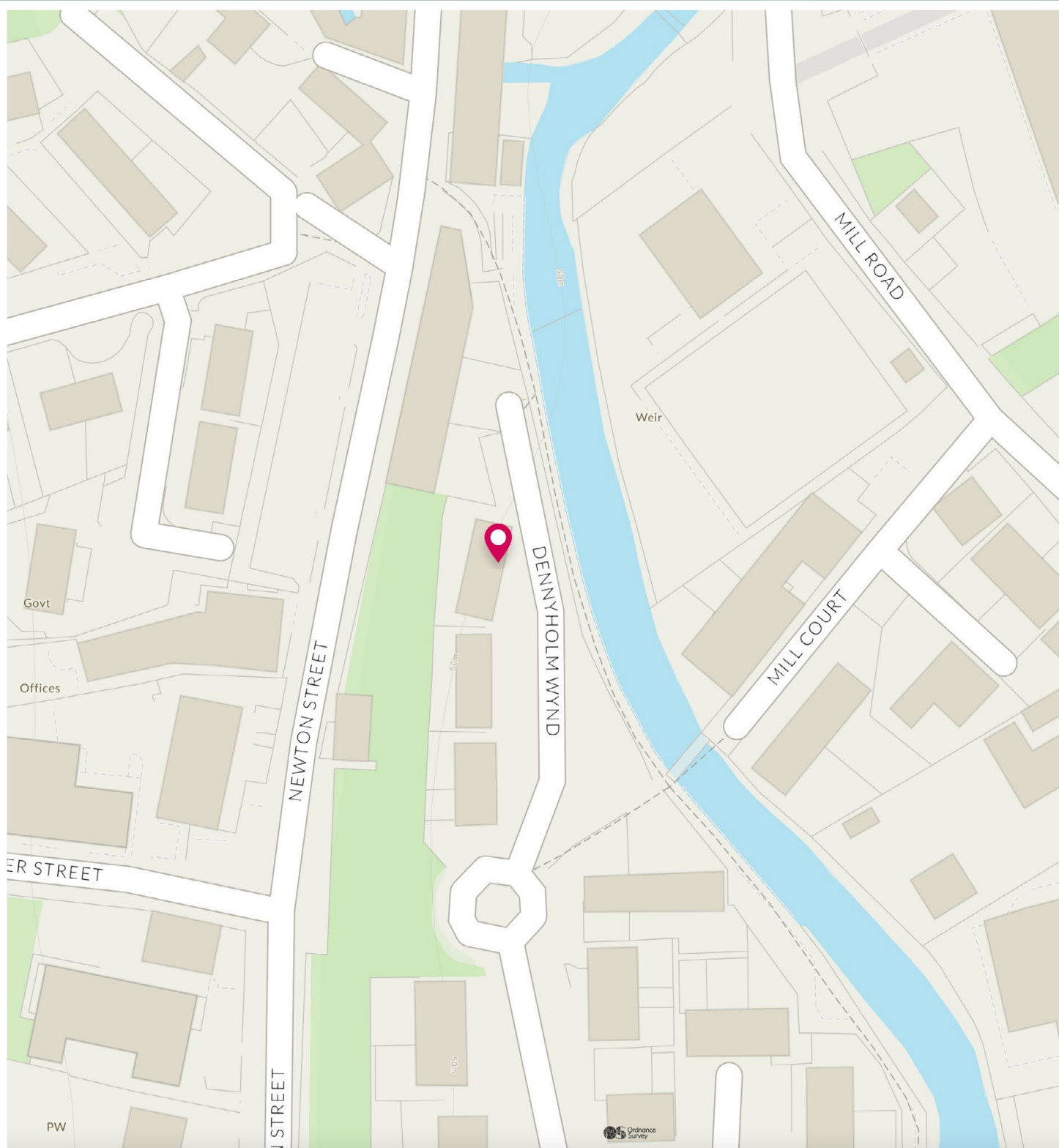




Kilbirnie is a North Ayrshire town that has amenities to include local primary and secondary schooling, along with local and supermarket shopping facilities such as cafes, shops, leisure centre, library, doctors surgery and schools.

Glengarnock station is a ten-minute walk 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 Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
DIANE KERR
Area Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
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.