



A stunning, two-bedroom ground-floor flat positioned within walking distance of schools and local amenities



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McEwan Fraser Legal are delighted to present to the market this well-maintained and spacious two-bedroom ground-floor flat tucked away in a popular pocket of Kilbirnie. The property offers spacious and light-filled accommodation on one level and is offered to the market in "walk-in" condition. Once inside, discerning purchasers will be greeted with a first-class specification.

The apartment has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality, which has modern specifications and contemporary decor.

THE LOUNGE



In more detail, the accommodation comprises an entrance hall that allows access to all apartments. A bright and airy lounge with a pleasant outlook to the front of the property is flooded with natural light from the bay window. The feature log burner gives the room a real cosy fire.

THE KITCHEN



The modern kitchen offers a selection of base and wall units with a contrasting worktop, creating a fashionable and efficient workspace. It is further complemented with a host of integrated appliances.





The two well-appointed double bedrooms are bright and airy - both with a range of furniture configurations and ample room for additional free-standing furniture if required. A contemporary bathroom suite completes the impressive accommodation internally.

THE BATHROOM



BEDROOM 1



BEDROOM 2



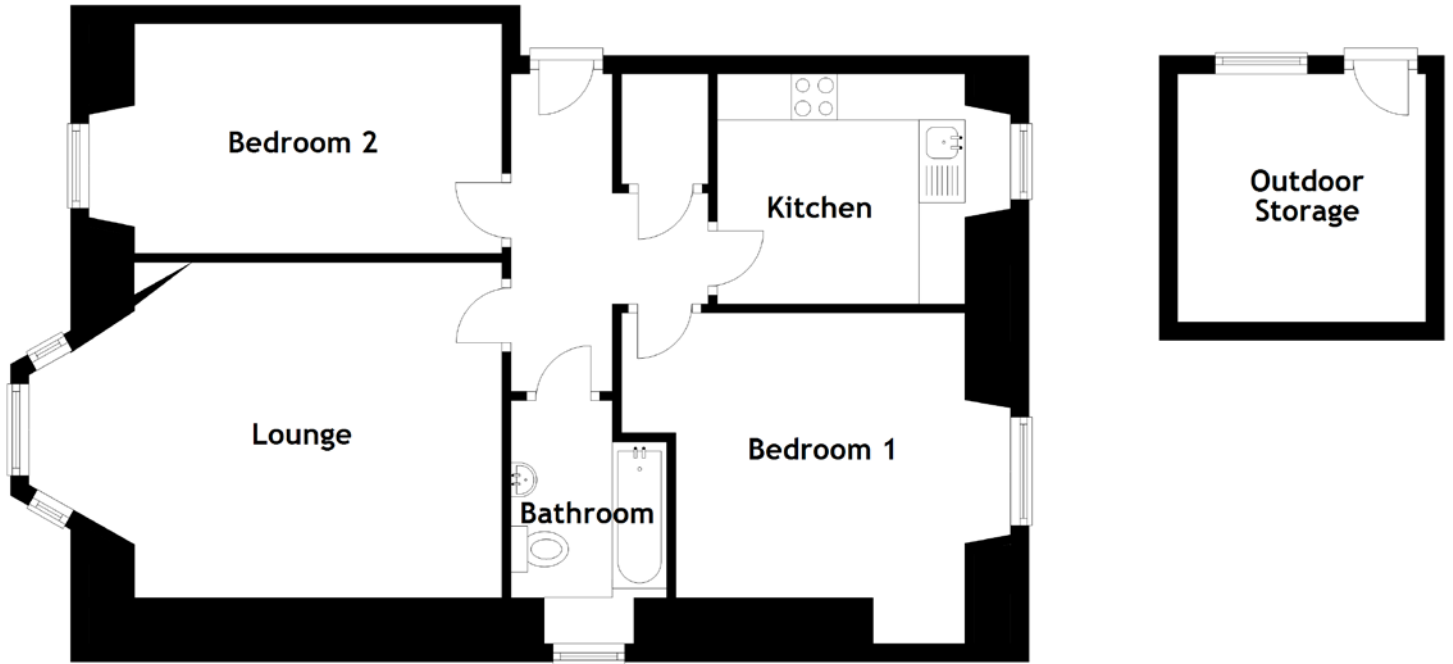
Externally, the property has well-maintained garden grounds, which are a real suntrap.

Further features include gas central heating and double glazing for a warm yet cost-effective way of living all year round. A quite unique property - well worthy of internal inspection.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

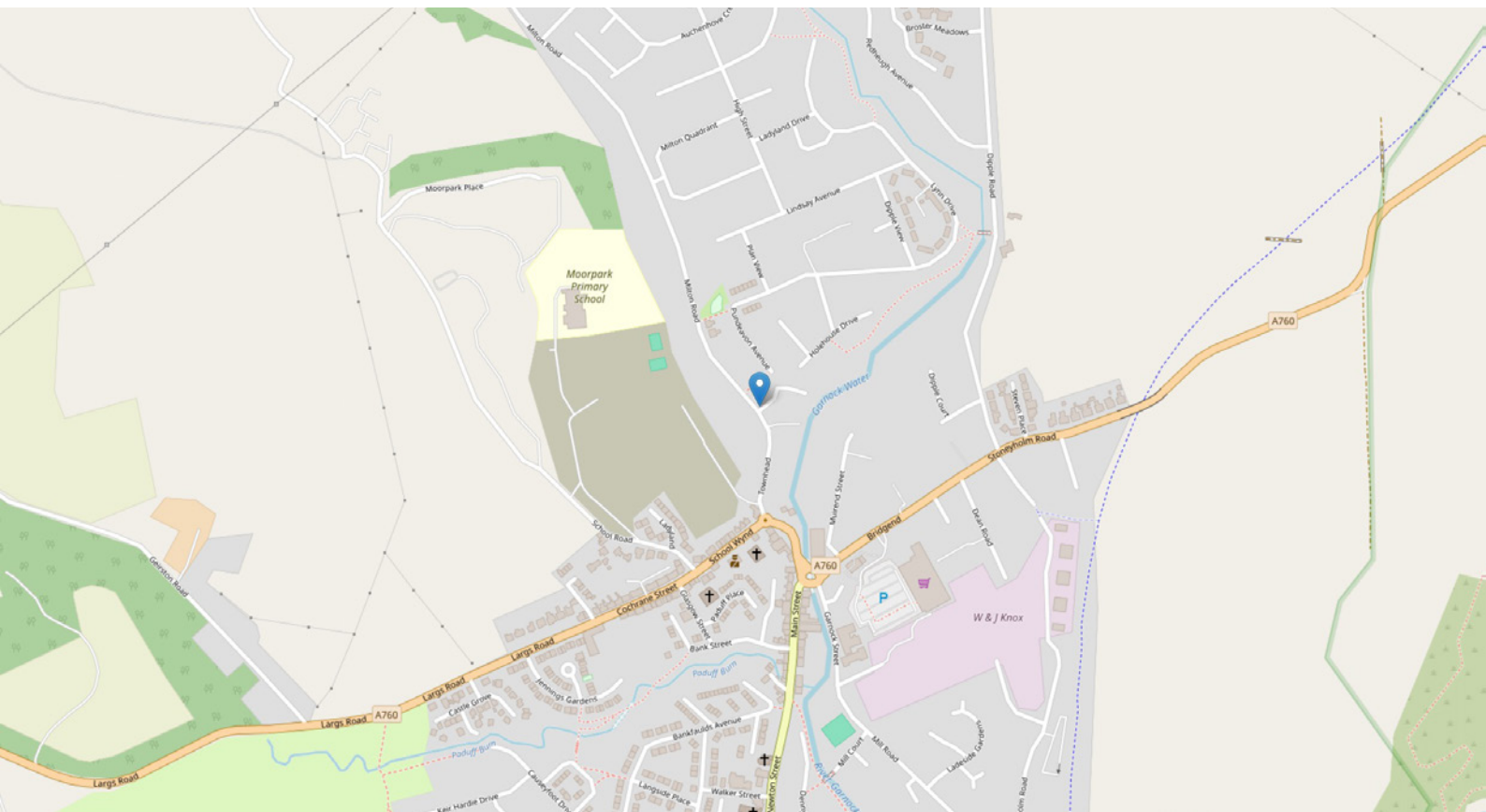
Lounge	4.00m (13'1") x 3.65m (12')
Kitchen	2.70m (8'10") x 2.50m (8'3")
Bathroom	2.15m (7'1") x 1.70m (5'7")
Bedroom 1	3.75m (12'3") x 3.60m (11'10")
Bedroom 2	4.00m (13'1") x 2.50m (8'2")

Outdoor Storage

2.70m (8'10") x 2.70m (8'10")

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

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



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 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, a 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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