

11 Hagthorn Avenue

KILBIRNIE, KA25 6EH



A beautifully presented two-bedroom end-terrace home, arranged over two levels and offering stylish, contemporary accommodation



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McEwan Fraser Legal is delighted to present this beautifully presented two-bedroom end-terrace home, arranged over two levels and offering stylish, contemporary accommodation that is sure to appeal to first-time buyers, young professionals, downsizers, and small families alike. Thoughtfully upgraded by the current owners, the property is presented in true walk-in condition and has been designed to meet the demands of modern living.

THE LOUNGE



Stepping through the front door into the welcoming entrance hallway immediately sets the tone for the quality found throughout the home. The impressive open-plan lounge, kitchen, and dining area is generously proportioned and flooded with natural light, creating a bright and sociable living space that is perfect for both everyday life and entertaining.

THE KITCHEN

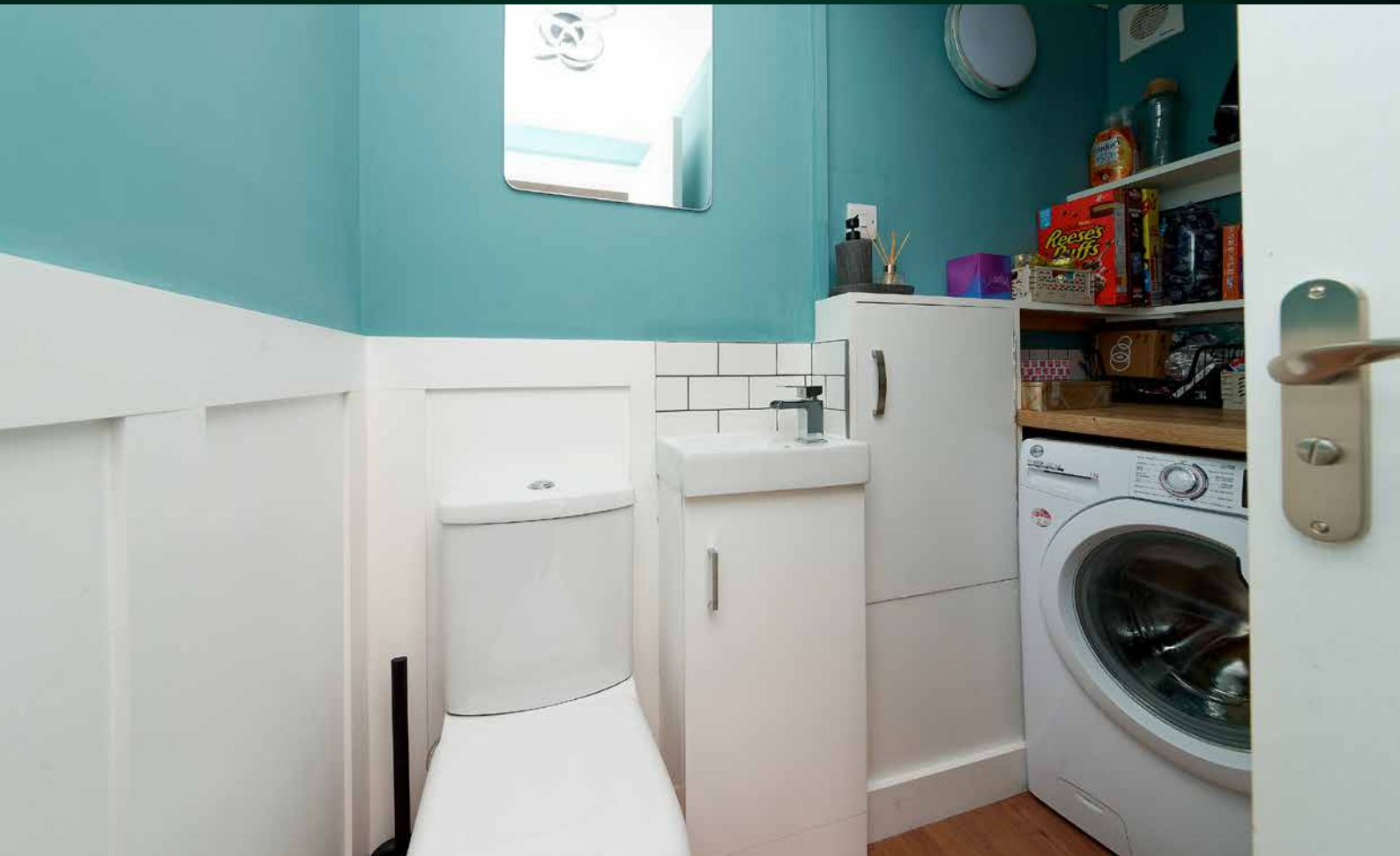


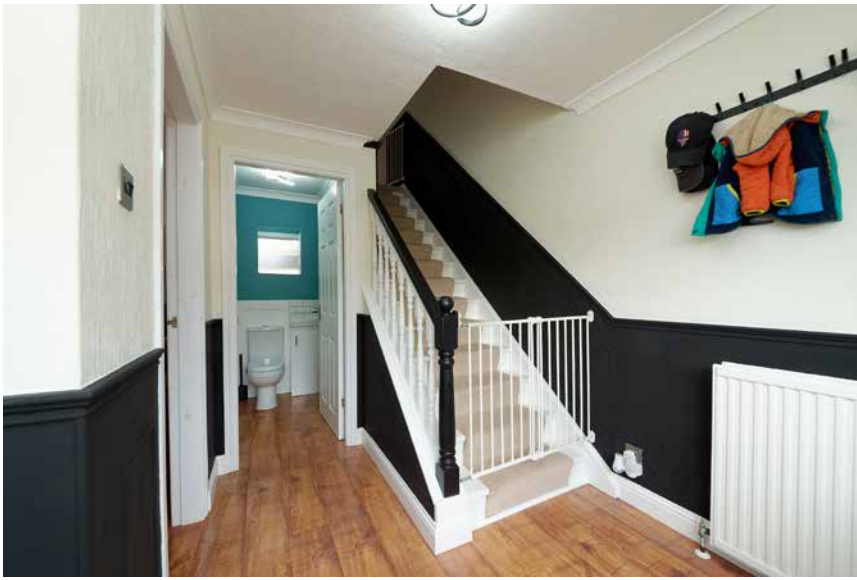
The contemporary kitchen is fitted with a stylish range of floor and wall-mounted units, complemented by attractive work surfaces and an excellent selection of integrated appliances. There is also ample space and plumbing for additional freestanding appliances, ensuring both practicality and convenience.

A valuable addition by the current owners is the downstairs WC and separate utility room, providing plumbing for both a washing machine and tumble dryer while helping to keep the main living areas clutter-free.



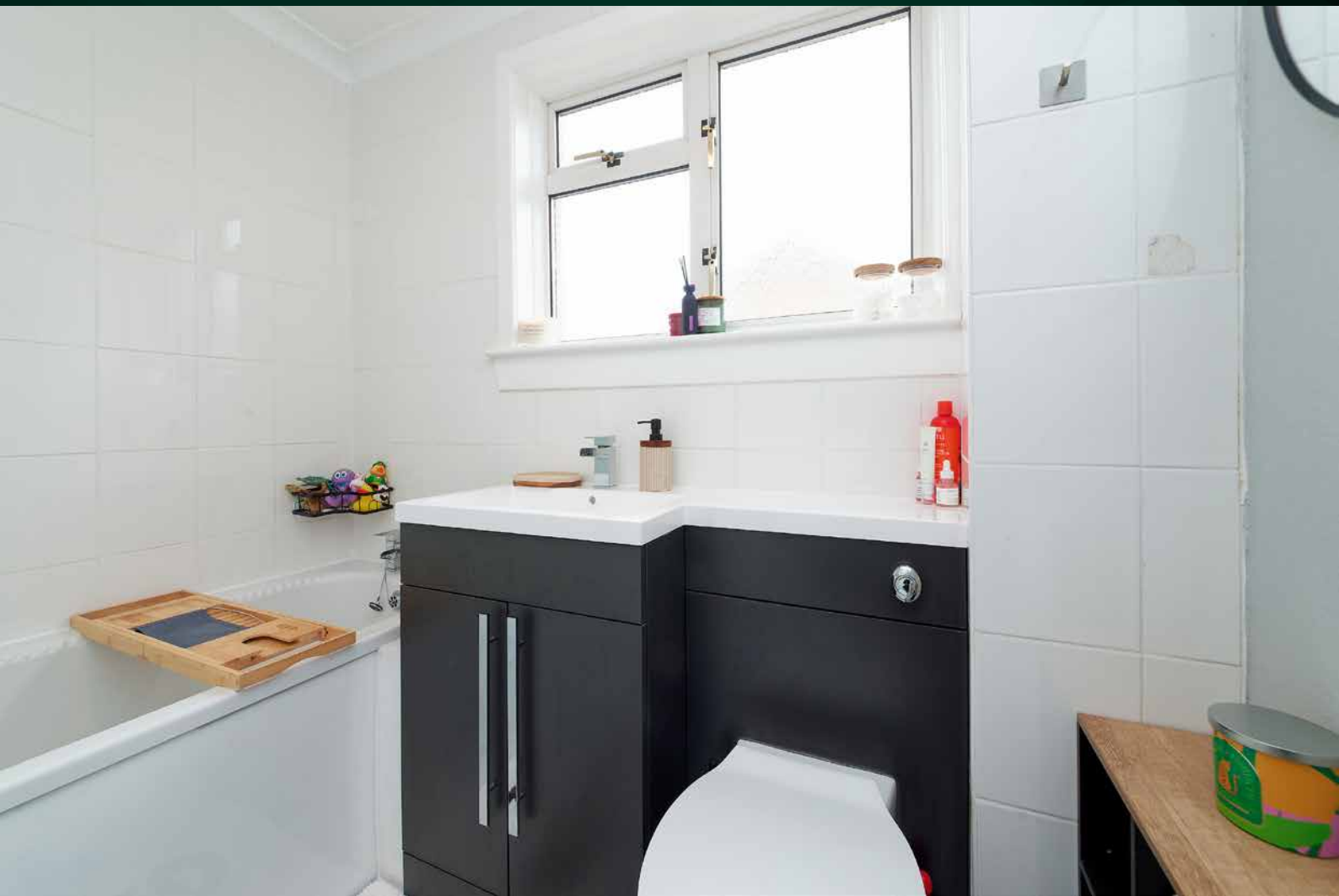
THE UTILITY / WC



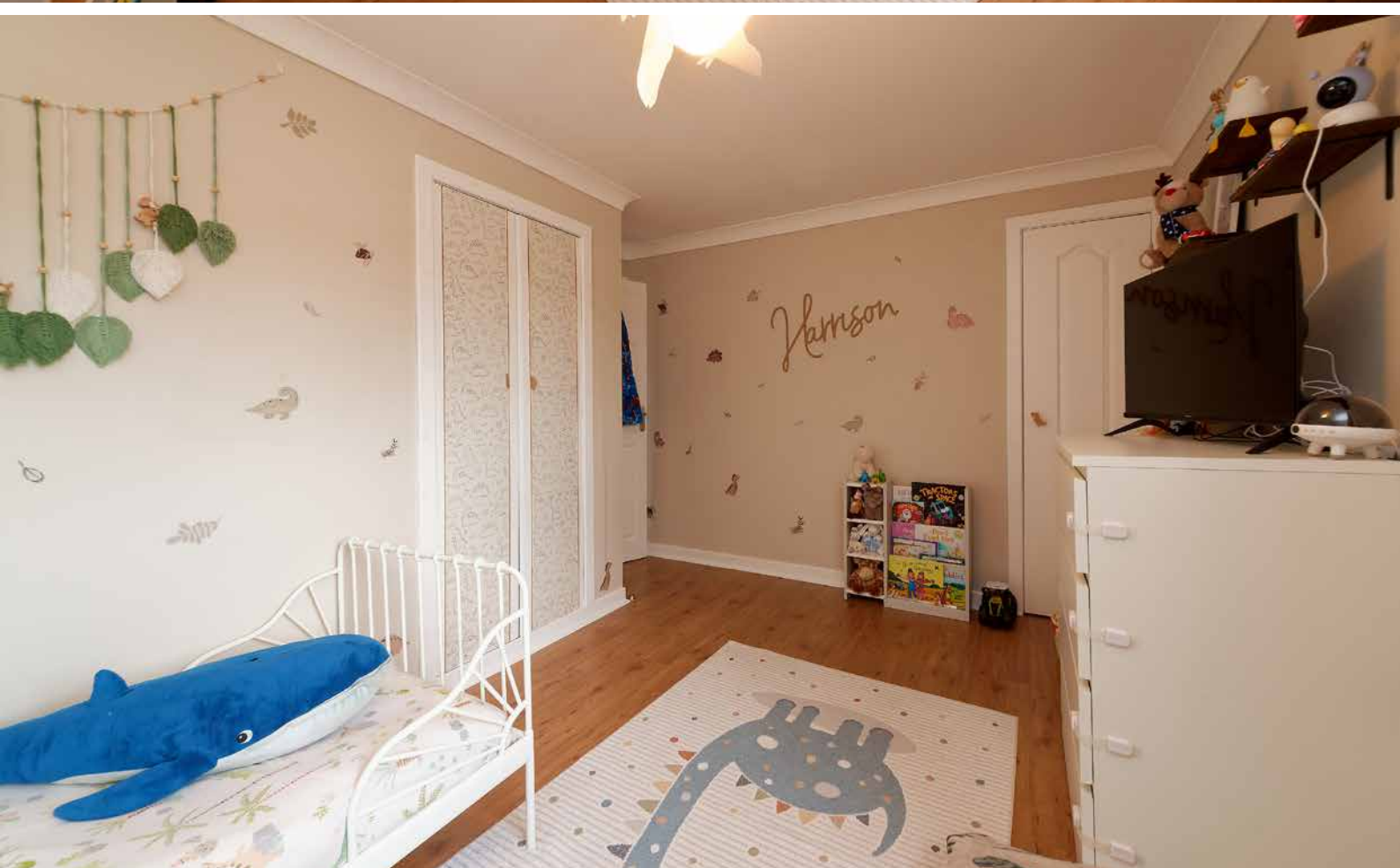


Ascending to the upper floor, the crisp contemporary styling continues into two well-proportioned bedrooms. Both are bright and airy, offering flexible furniture layouts, built-in storage, and ample space for additional freestanding furniture if required. Completing the internal accommodation is a beautifully appointed contemporary family bathroom, finished to a high standard.

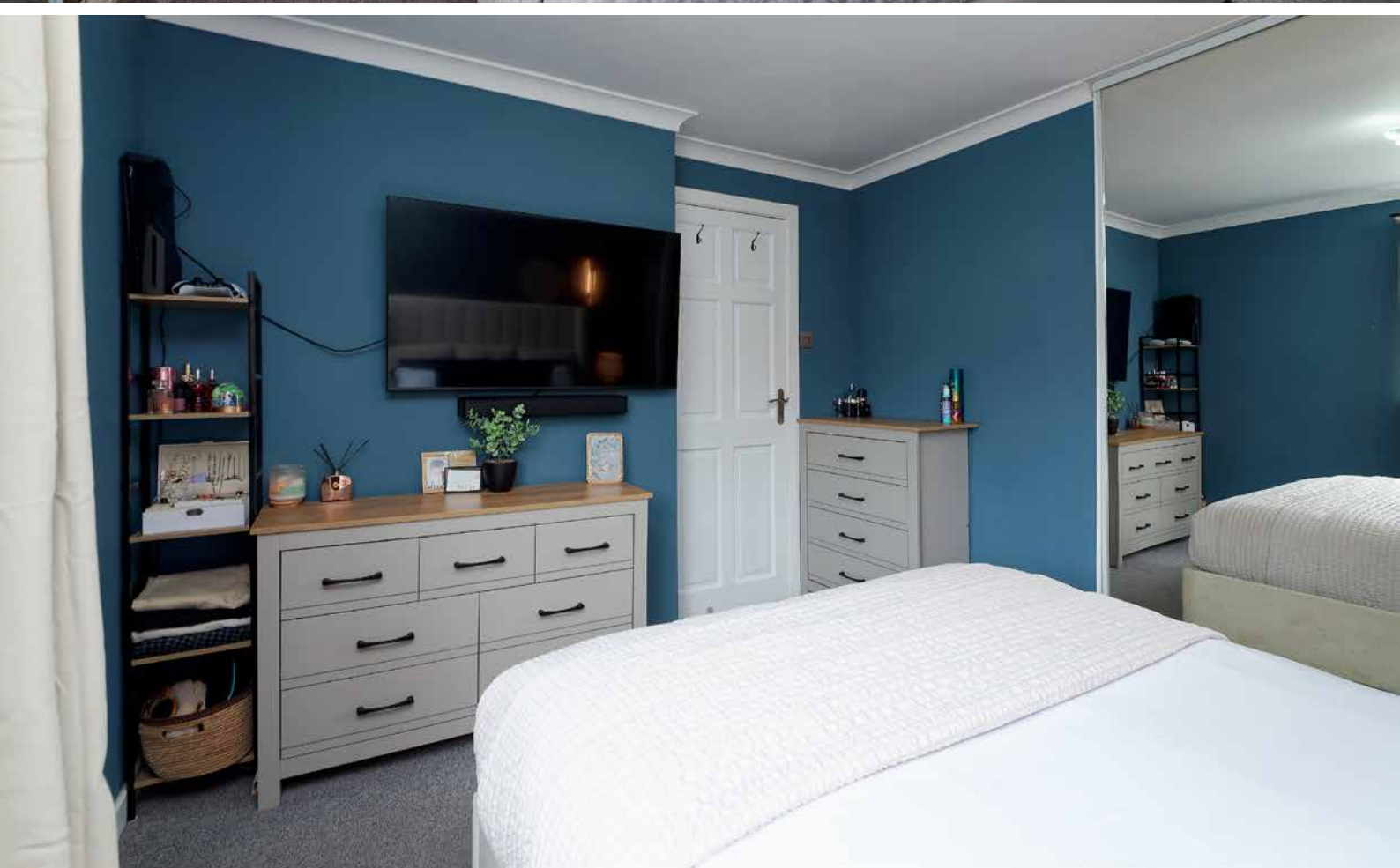
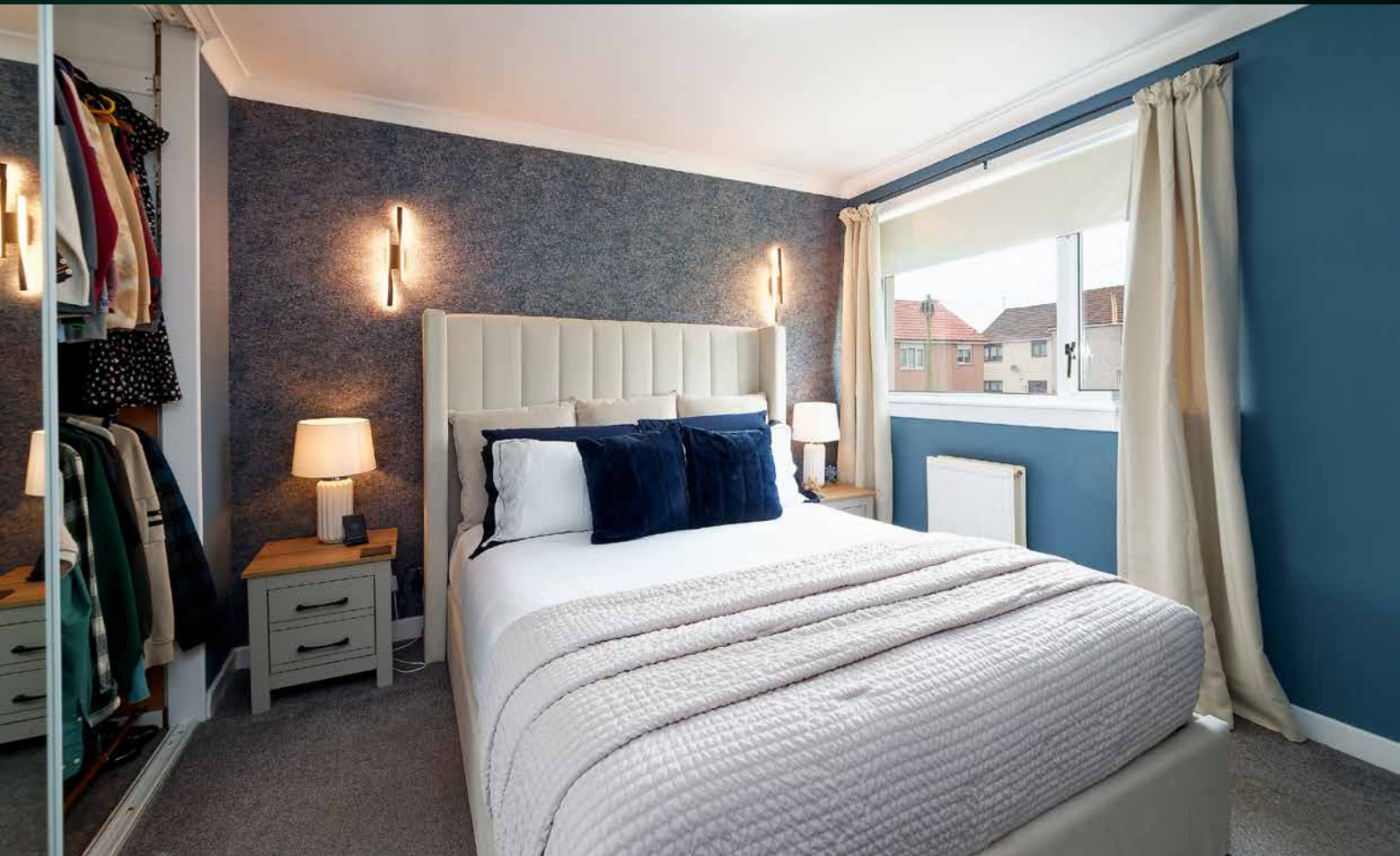
THE BATHROOM



BEDROOM 1



BEDROOM 2



Externally, the property enjoys private gardens to both the front and rear, along with a driveway providing off-road parking for several vehicles. The rear garden is particularly impressive, offering a wonderful space to relax or entertain during the warmer months. It also provides excellent potential for a future extension or conservatory, subject to the necessary planning consents.

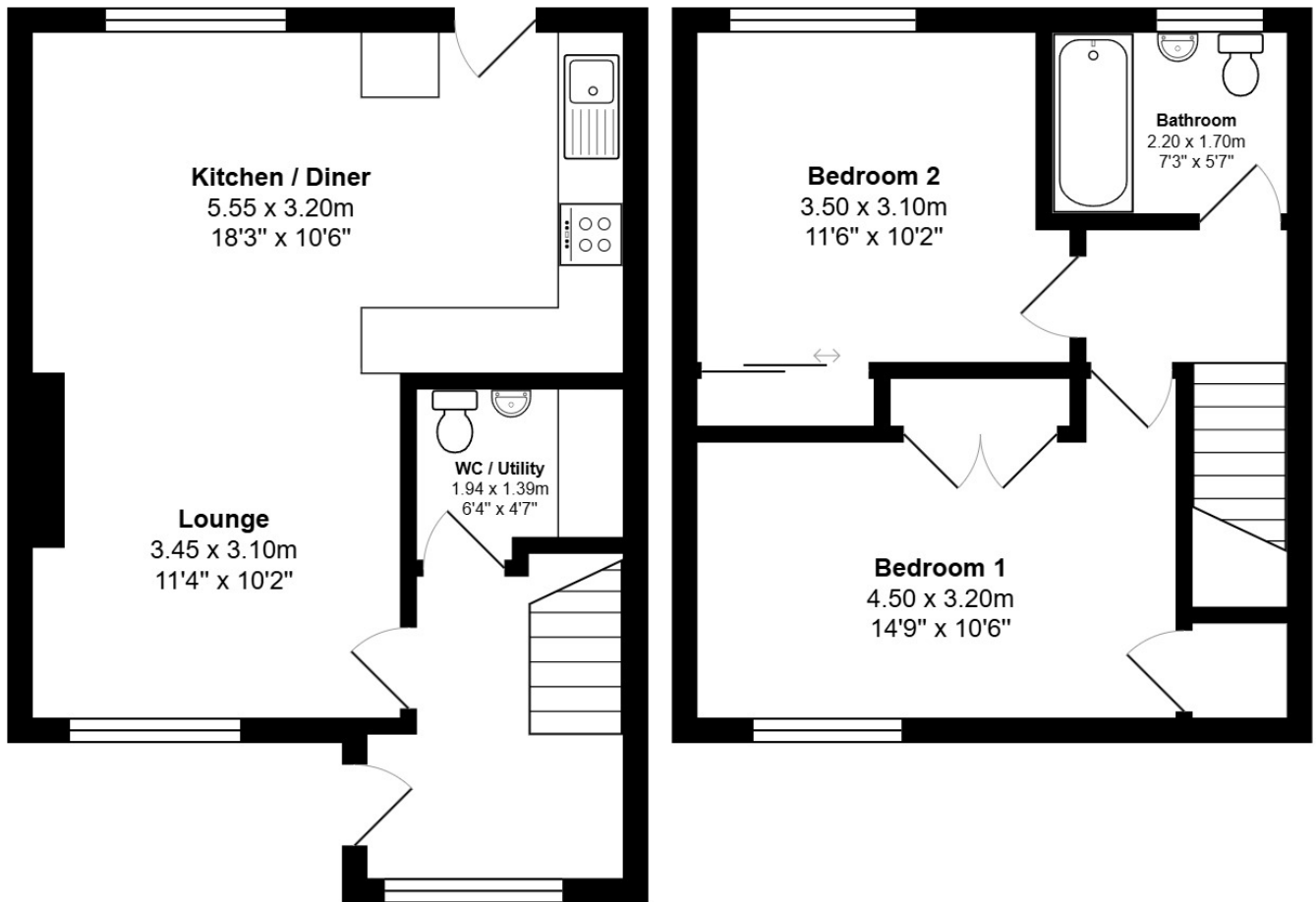
The house received a new roof within the last four years and was also re-roughcast just under three years ago.

Further benefits include gas central heating and double glazing throughout, ensuring the home remains warm, energy efficient, and comfortable all year round.

EXTERNALS

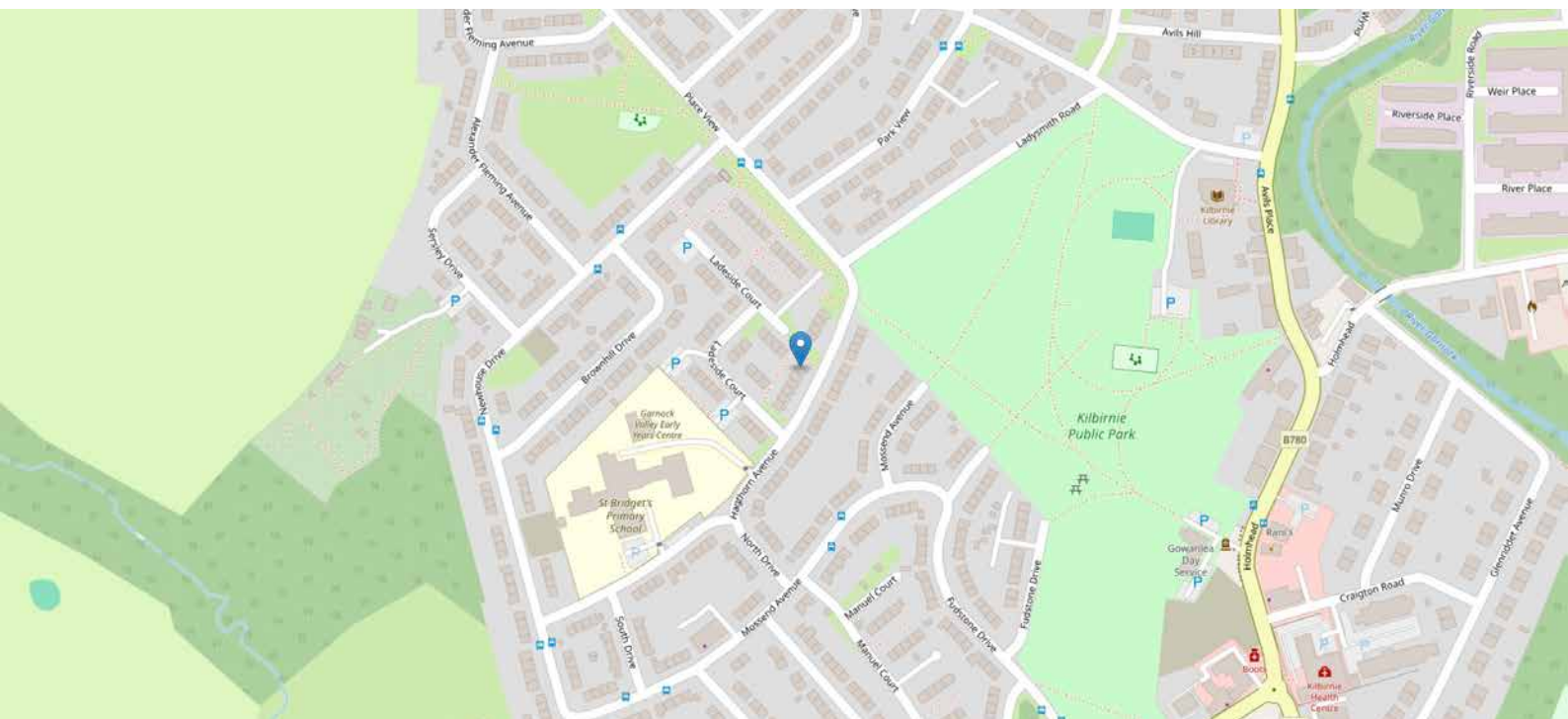


FLOOR PLAN & DIMENSIONS



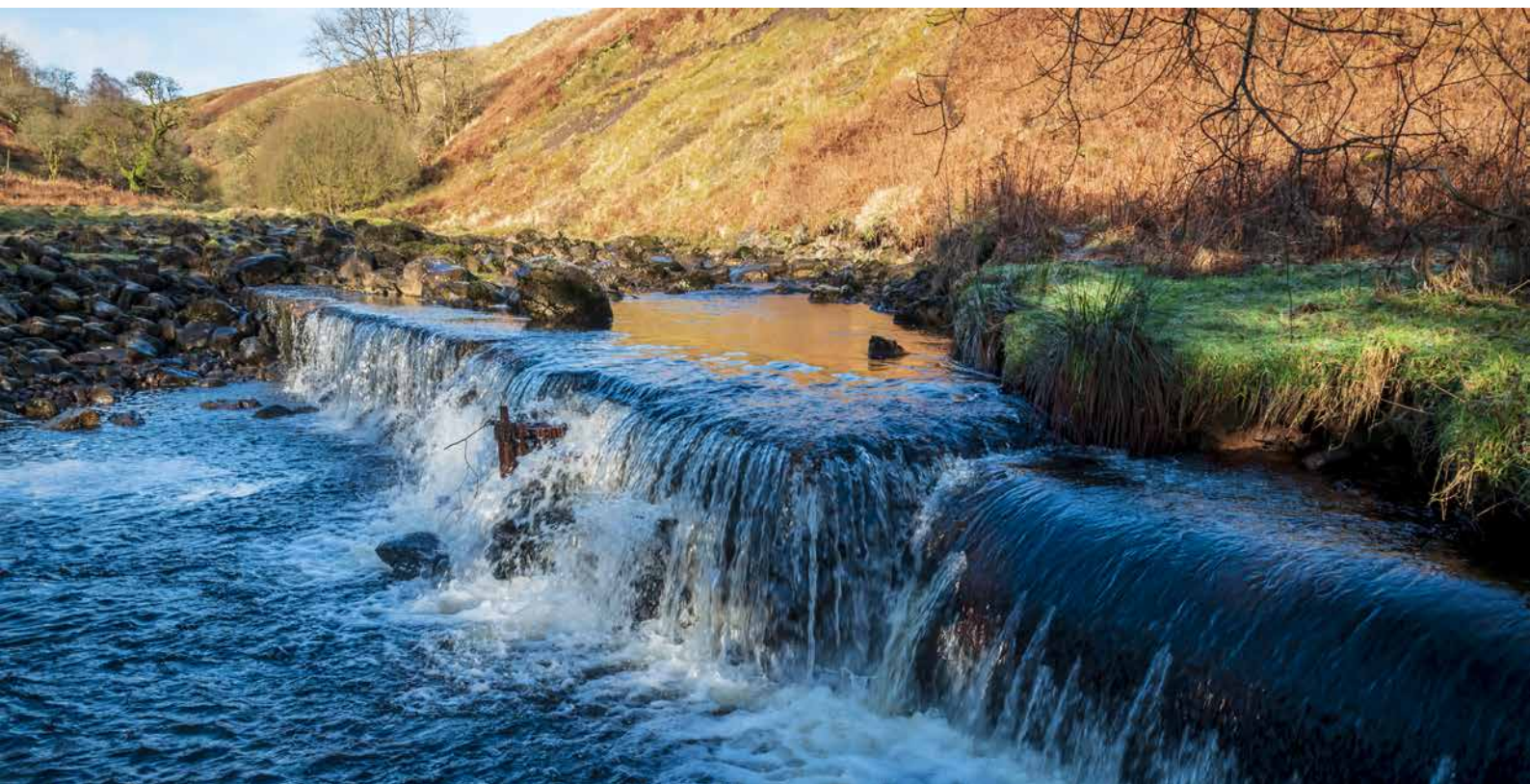
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 64m² | EPC Rating: D



THE LOCATION

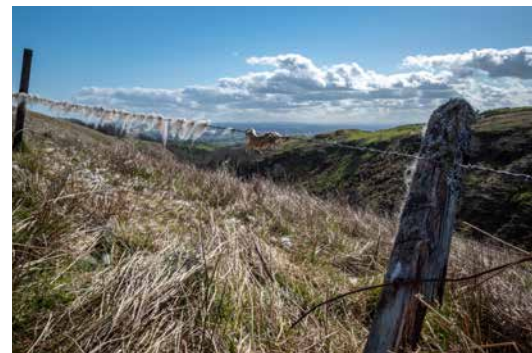
11 Hagthorn Avenue is positioned in the popular town of Kilbirnie, which is a great place to live and commute from. It is small enough to retain the village feel, surrounded by rolling hills and beautiful scenery, but still close enough to the main towns. The property is located twenty miles south-west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





There is good schooling at both primary and secondary level, including Moorpark, St Bridget's 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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