

2/2 15 Milton Road

MILTON, KILBIRNIE, NORTH AYRSHIRE, KA25 7BA



A BRIGHT, SPACIOUS AND BEAUTIFULLY PRESENTED ONE BEDROOM FLAT, POSITIONED IN A POPULAR POCKET OF KILBIRNIE



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McEwan Fraser Legal are delighted to present this beautifully maintained and spacious one-bedroom top-floor flat, tucked away in a highly sought-after pocket of Kilbirnie. Presented in true "walk-in" condition, the property offers bright, generously proportioned accommodation all on one level, finished to an excellent standard throughout.

Upon entering, you are welcomed by a well-laid-out hallway providing access to all rooms, along with a large storage cupboard offering excellent practicality. The impressive lounge is both bright and inviting, enhanced by a charming window that floods the space with natural light.

The Property

The contemporary kitchen is thoughtfully designed with a range of base and wall-mounted units, complemented by contrasting worktops to create a sleek and functional workspace. It also benefits from a selection of integrated appliances, and space for plumbed appliances, ideal for modern living.



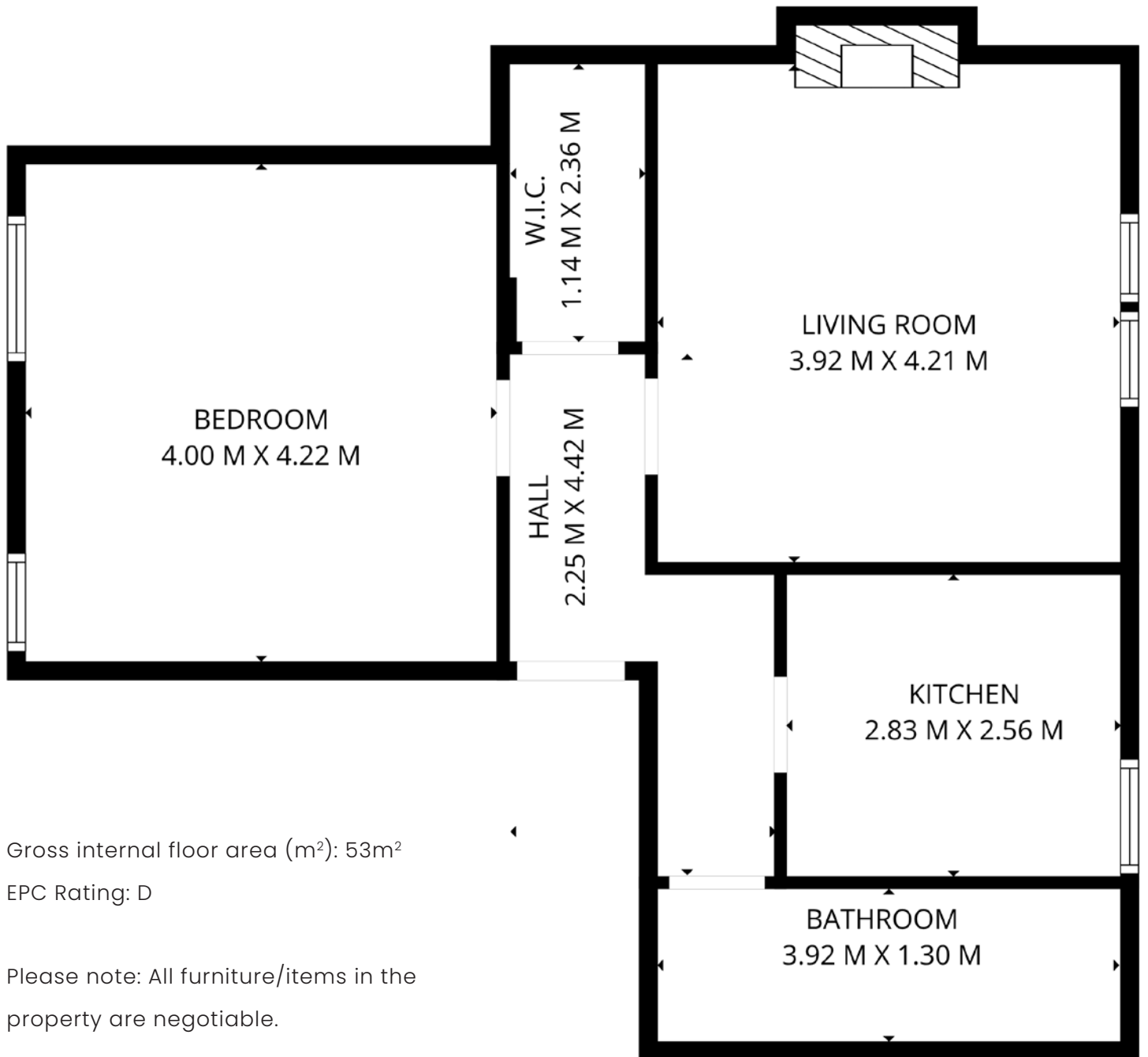


The well-proportioned bedroom is spacious and airy, offering a flexible layout with ample room for free-standing furniture. The accommodation is completed by a stylish, modern shower room.









Gross internal floor area (m²): 53m²

EPC Rating: D

Please note: All furniture/items in the property are negotiable.



Externally, the property enjoys well-maintained communal garden grounds, providing an outdoor space that acts as a real sun trap, perfect for relaxing or entertaining.

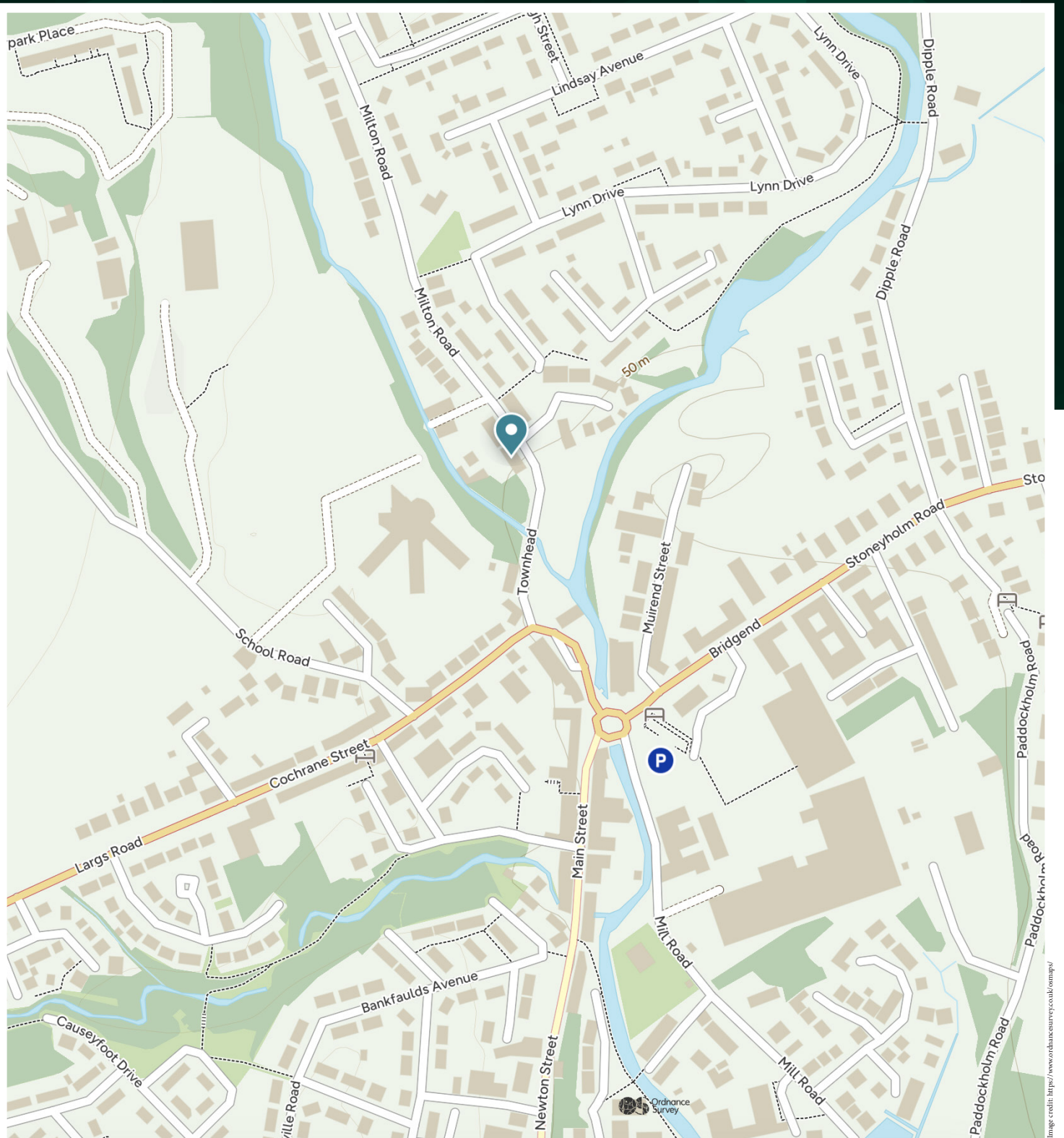




Milton Road is positioned in the popular town of Kilbirnie, which is a great place to live and commute from. It is small enough to retain the village feel, surrounded by rolling hills and beautiful scenery, but still close enough to the main towns.

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 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, a library, and a doctor's 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 SUNDAY TIMES
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