

14 Broster Meadows

REDHEUGH, KILBIRNIE, NORTH Ayrshire, KA25 7JG



*AN EXCEPTIONAL FOUR-BEDROOM DETACHED
FAMILY HOME WITH AN INTEGRAL GARAGE*



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We are delighted to present this exceptional four-bedroom detached family home with an integral garage, situated within one of Kilbirnie's most sought-after residential areas.

Offering spacious and versatile accommodation over two levels, this beautifully presented home is ideal for growing families or anyone seeking their next move. Thoughtfully designed to maximise natural light throughout, the property enjoys attractive views to both the front and rear, while generous room proportions, modern specifications, and stylish contemporary décor combine to create a warm and welcoming home.

The accommodation begins with a welcoming entrance hallway providing access to the principal ground-floor rooms. The impressive lounge is bathed in natural light from the attractive window and enjoys a pleasant outlook to the front. A feature fireplace with surround creates a cosy focal point, making this the perfect space to relax.



The kitchen is fitted with an excellent range of wall and base units, complemented by worktops that provide both practicality and visual appeal. Adjoining the kitchen is a useful utility room, offering additional storage and workspace.

The formal dining room provides an ideal setting for entertaining family and friends, with French doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living. A contemporary shower room completes the ground-floor accommodation.



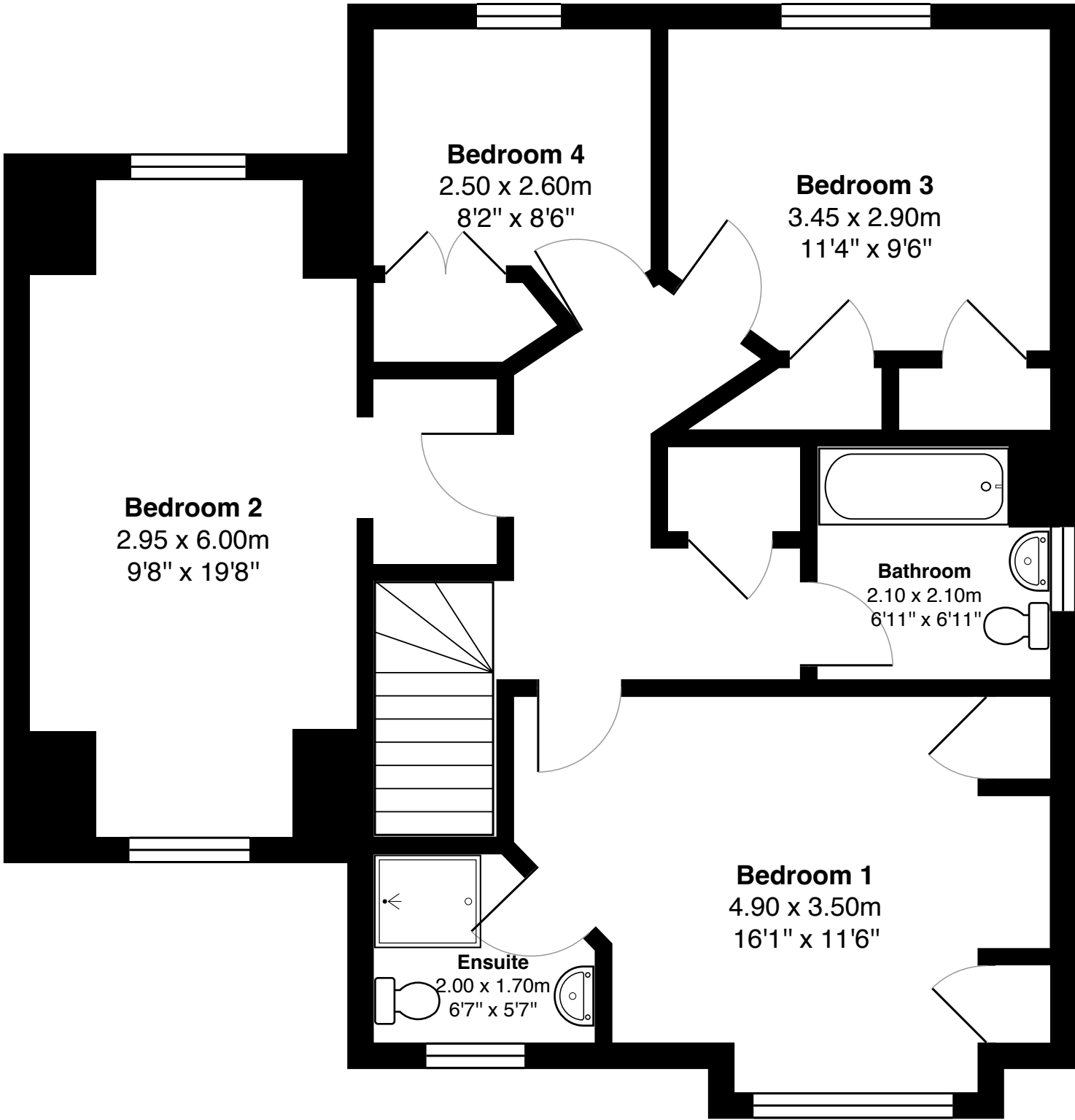
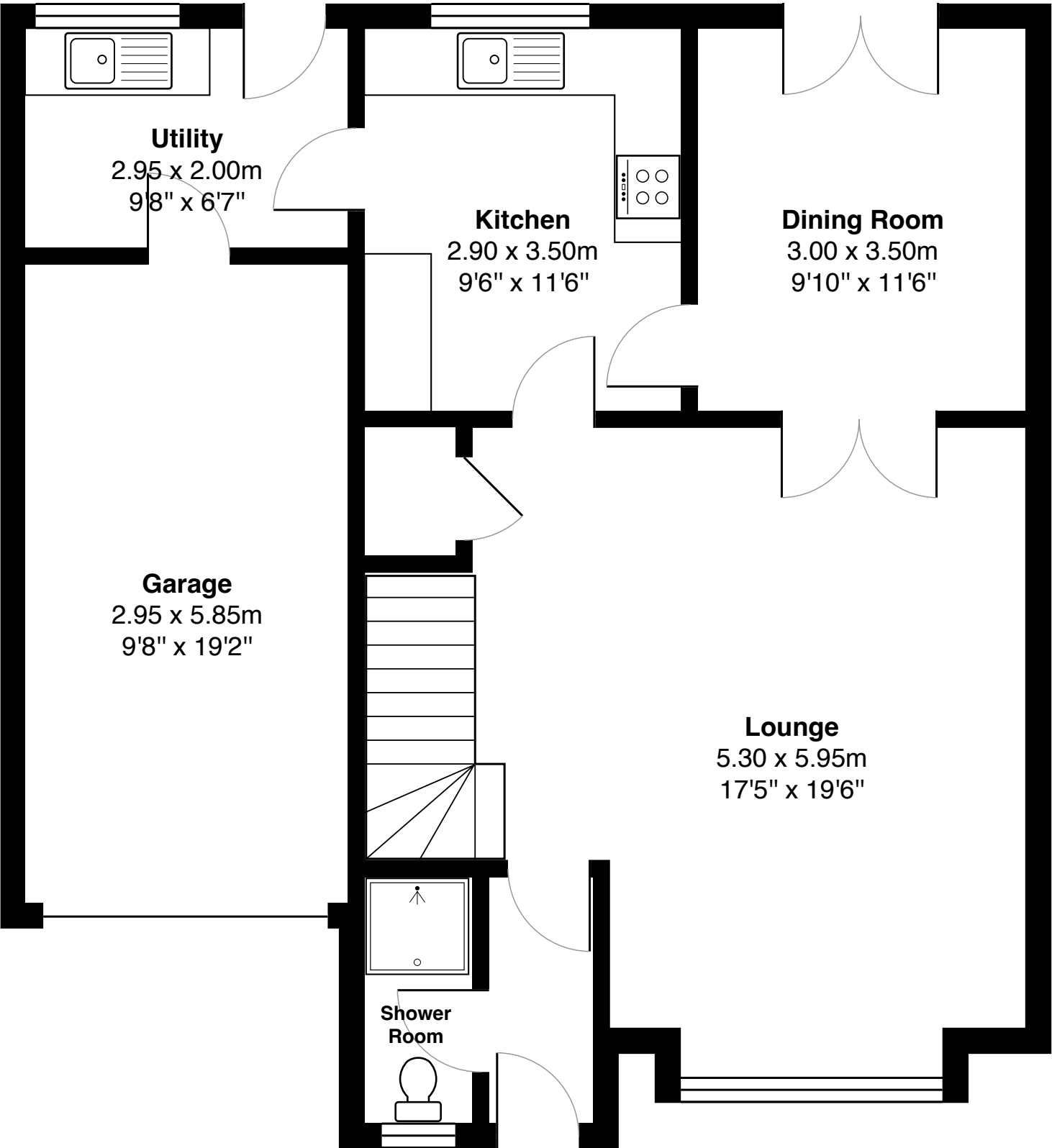


Upstairs, the property offers four generously proportioned bedrooms, each enjoying an abundance of natural light and ample space for a variety of furniture arrangements. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.









Gross internal floor area (m²): 136m²
EPC Rating: C



Externally, the front of the property features a driveway providing off-road parking, leading to the integral garage. To the rear, the attractive two-tier garden offers a high degree of privacy and provides an excellent outdoor space for both relaxing and entertaining, making it ideal for families.

Further benefits include double glazing and gas central heating, ensuring comfort and energy efficiency throughout the year.



14 Broster Meadows is positioned in the popular 'Redheugh' area 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.

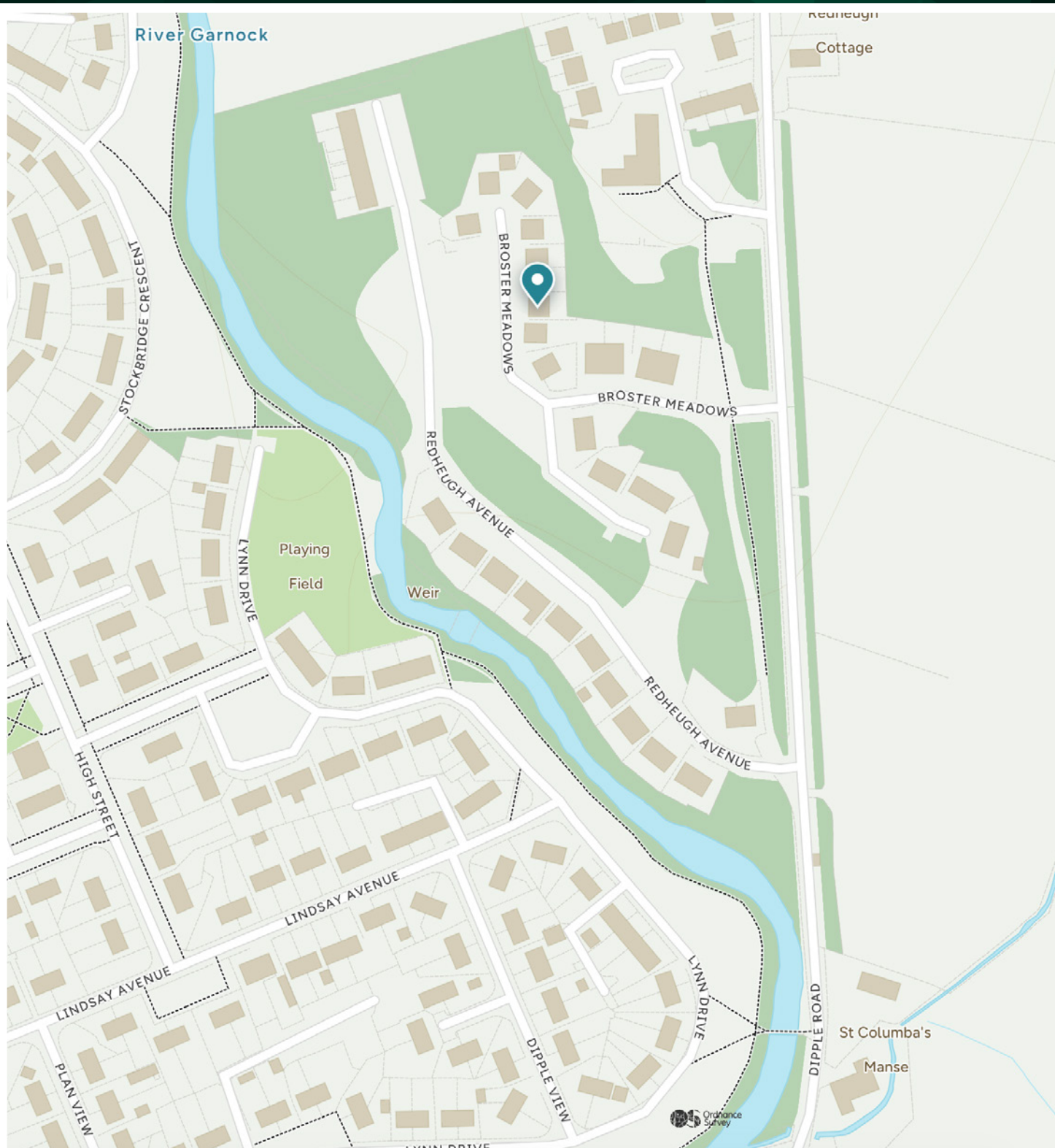


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