

21 Fudstone Drive

KILBIRNIE, NORTH AYRSHIRE, KA25 6DE



A generously proportioned three-bedroom mid-terraced villa, situated within the highly sought-after town of Kilbirnie



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McEwan Fraser Legal are delighted to present to the market this generously proportioned three-bedroom mid-terraced villa, situated within the highly sought-after town of Kilbirnie. The property has been well maintained and offers spacious accommodation arranged over two levels. While the property would benefit from some modernisation, it presents an excellent opportunity for a wide range of purchasers to create a home tailored to their own tastes and requirements.

THE LOUNGE



Upon entering, the bright and spacious lounge immediately impresses, with natural light provided by windows to both the front and rear of the property. The room also enjoys a pleasant outlook and provides a comfortable and versatile space for relaxing or entertaining.

THE KITCHEN & HALLWAY/UTILITY



The dining kitchen is fitted with a range of floor- and wall-mounted units, complemented by a contemporary work surface to create a practical and efficient workspace. With ample room for dining and family gatherings, this is sure to become a central hub of the home. The property benefits from two separate entrances, with one providing access to the main hallway and the other leading into a useful hallway adjacent to the kitchen. This additional space offers excellent storage potential and could be adapted to suit the individual needs of the new owner, such as a utility room, downstairs wc or office space.



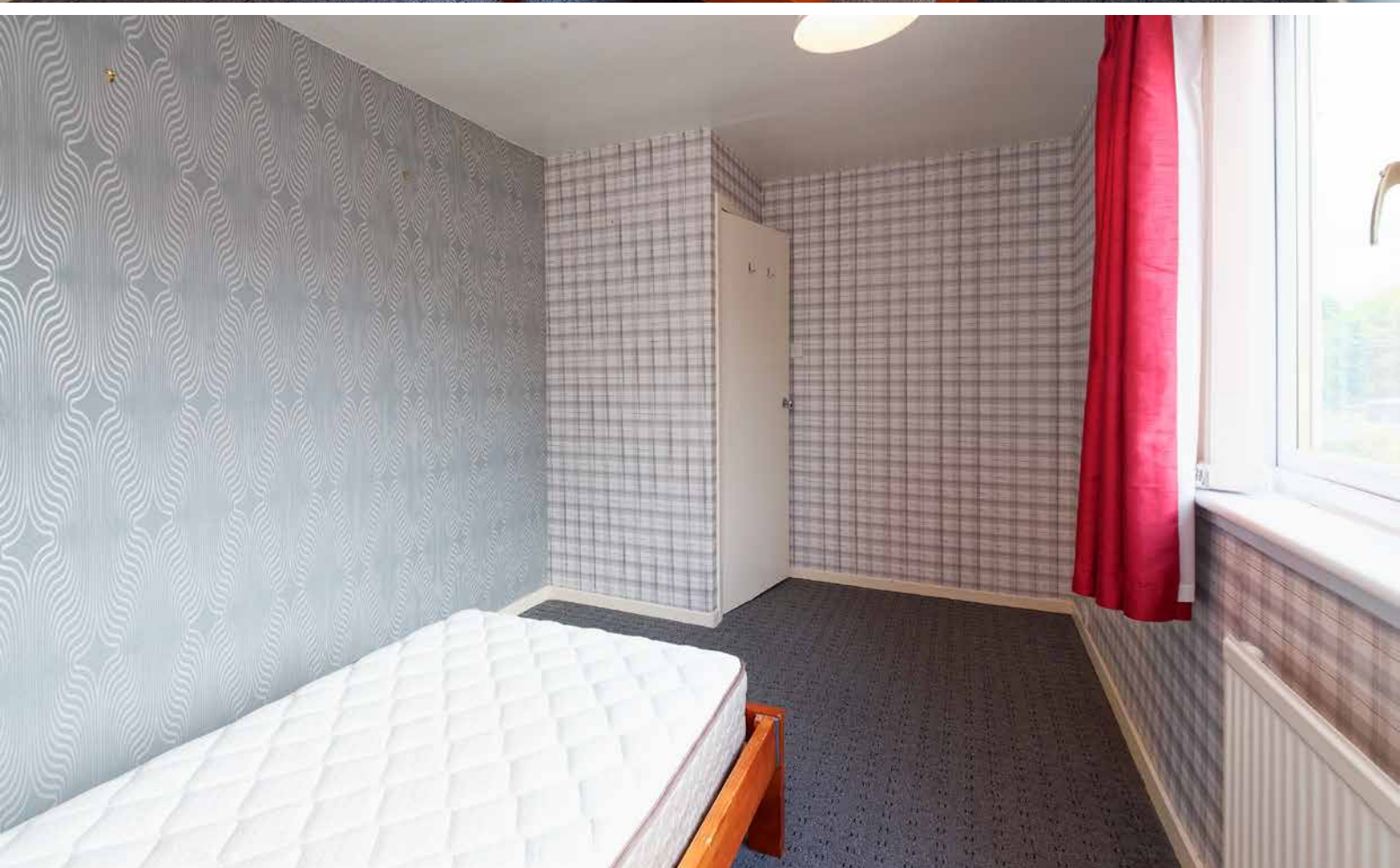


Moving upstairs, there are three bright and airy bedrooms, each offering a good level of space and flexibility for a variety of furniture configurations, with further room for additional freestanding furniture if required. A well-appointed shower room completes the internal accommodation.

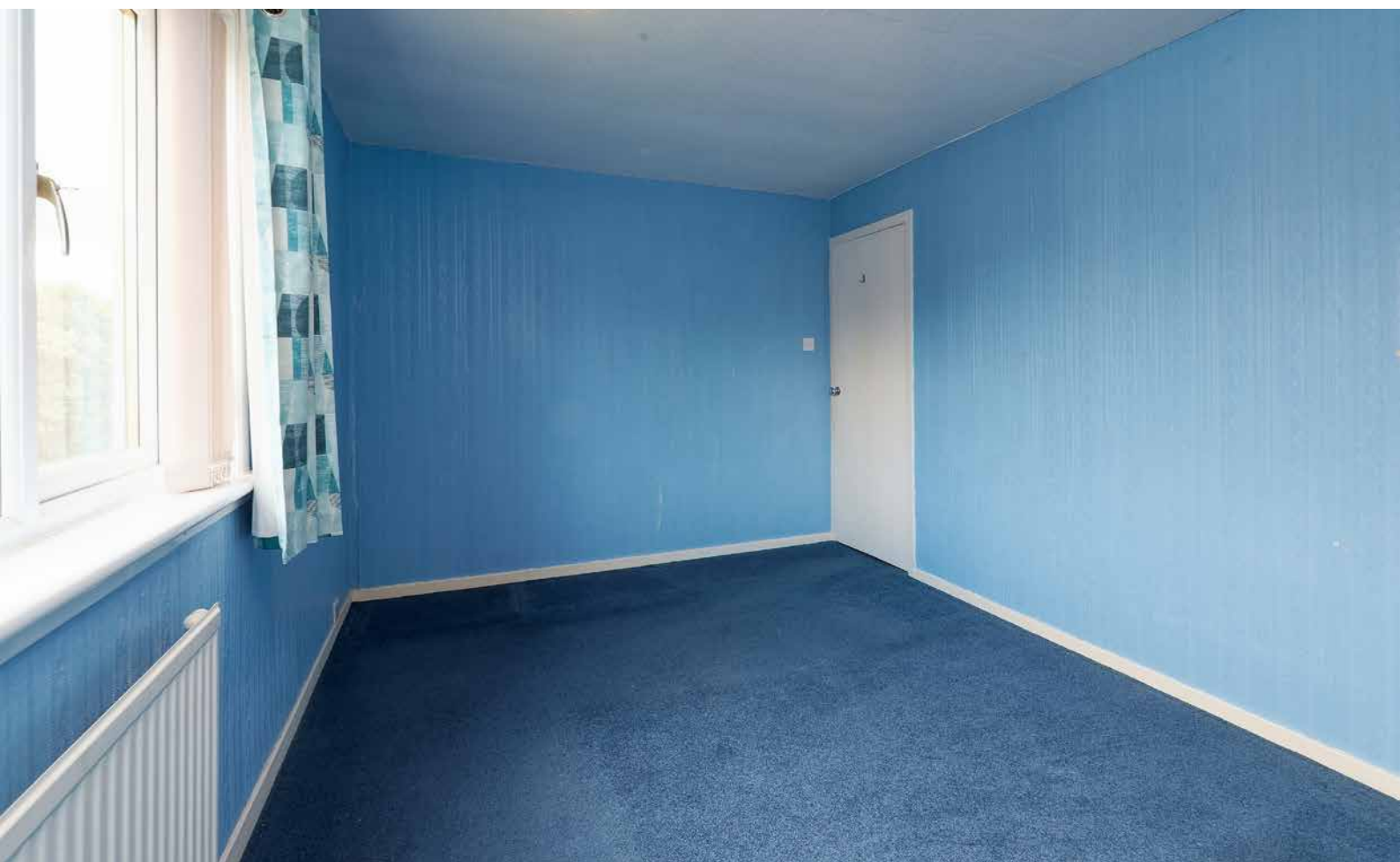
THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



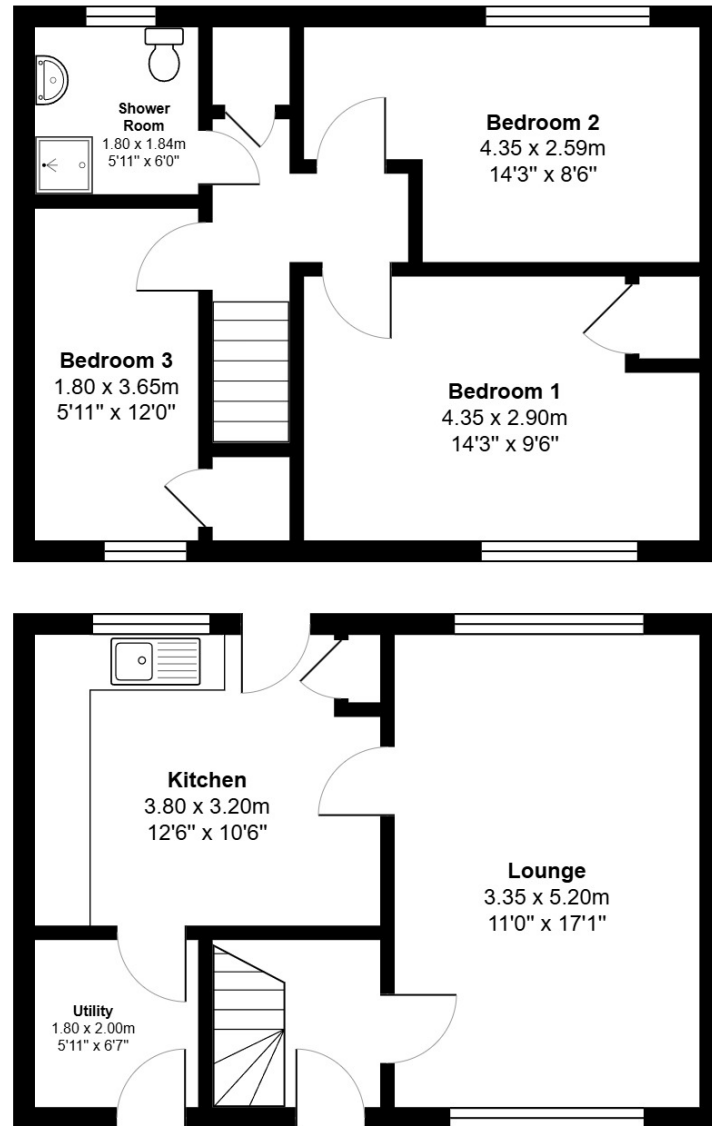
Externally, the property benefits from a driveway to the front, providing valuable off-road parking, while the fully enclosed rear garden offers a private and peaceful outdoor space. Enjoying excellent sunlight, the rear garden is an ideal setting for relaxing, entertaining and making the most of the warmer summer months.

Overall, this is a spacious and well-positioned three-bedroom family home offering excellent potential for modernisation and personalisation, making it an appealing opportunity for first-time buyers, families and investors alike.

EXTERNALS

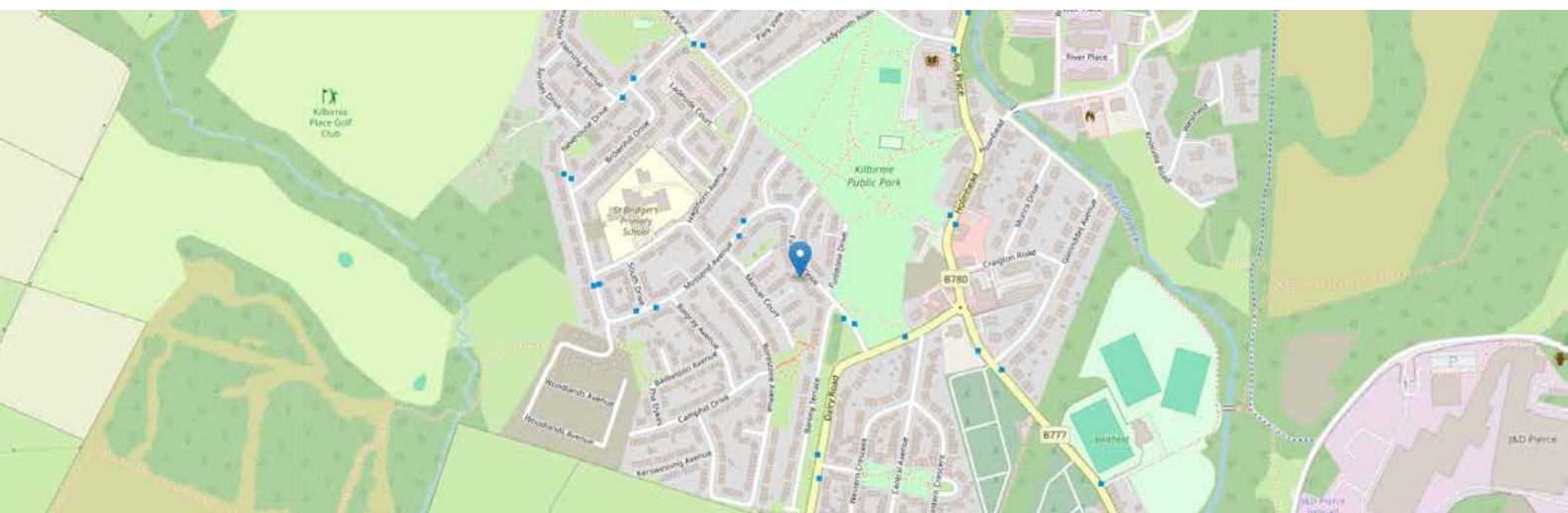


FLOOR PLAN & DIMENSIONS



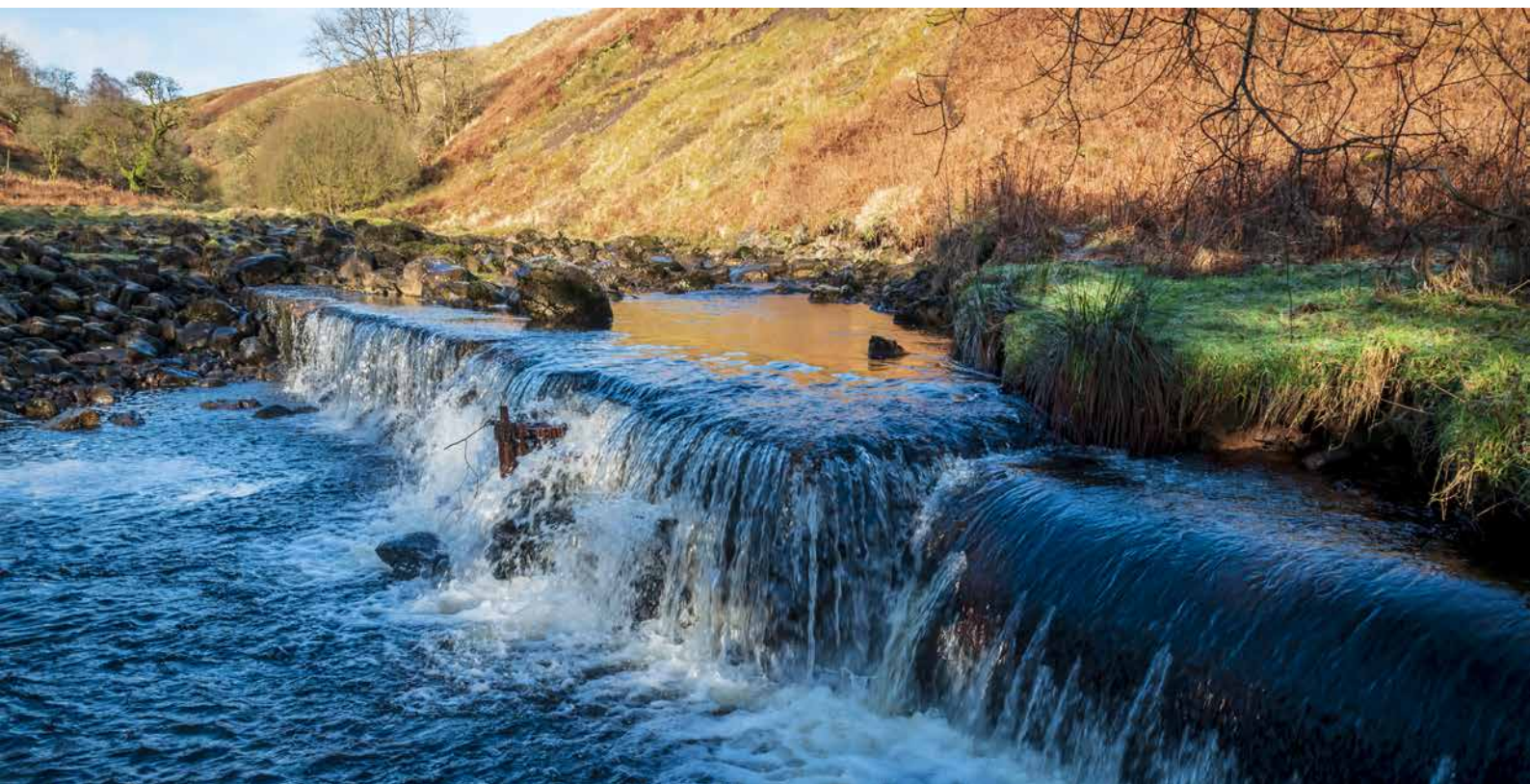
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 79m² | EPC Rating: D



THE LOCATION

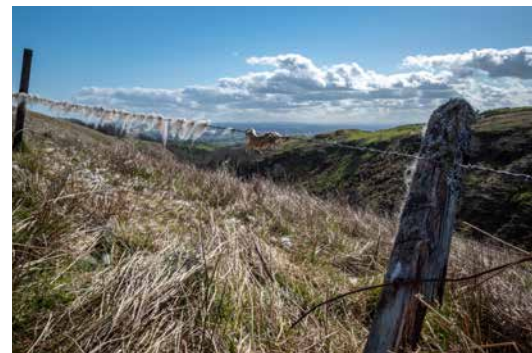
21 Fudstone Drive is positioned in the popular town of Kilbirnie, which is a great place to live and commute from. It is small enough to retain the village feel, surrounded by rolling hills and beautiful scenery, but still close enough to the main towns. The property is located twenty miles south-west 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 a doctors' surgery.

Glengarnock station is a three-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 close to both International airports at Glasgow and Prestwick.



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