

36 Newhouse Drive

KILBIRNIE, NORTH AYRSHIRE, KA25 6EP



*FULLY RENOVATED INTERNALLY AND TASTEFULLY
DECORATED THREE BEDROOM END TERRACED VILLA*



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We are delighted to bring to the market this three-bedroom end-terrace house which has been renovated internally, split over two levels which will appeal to a variety of people looking for their ideal home. Once inside, discerning purchaser's will be greeted with a first-class specification.

Stepping through the main entrance into the welcoming hallway, give you an idea of what the rest of the property has to offer. The formal lounge is of palatial proportions and is flooded with natural light from the picture window to the front aspect and the patio doors to the rear, which provide access into the rear garden.





The kitchen has been fitted to include a modern range of floor and wall-mounted units, providing an efficient workspace. There is a host of integrated appliances with plumbed space for free-standing appliances. The contemporary bathroom suite completes the impressive accommodation on this level.







Journey upstairs the crisp and contemporary styling continues into the three well-appointed bedrooms. All of the bedrooms are bright and airy with a range of furniture configurations and space for additional free-standing furniture if required.





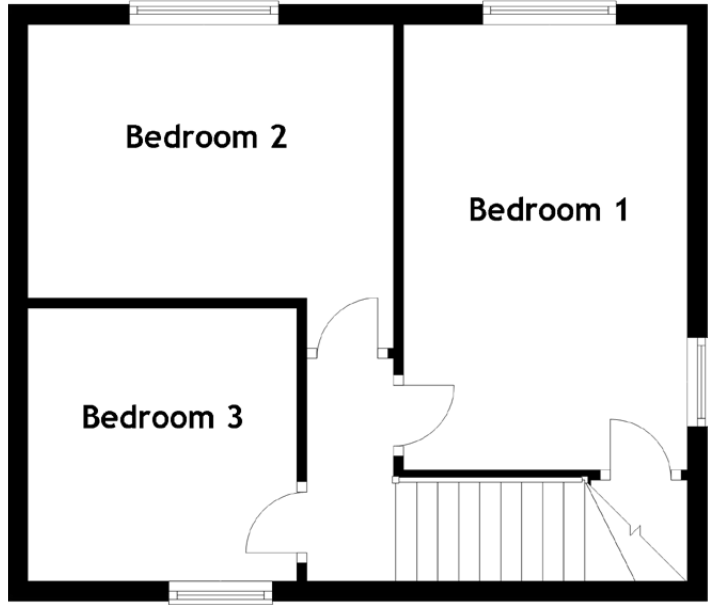
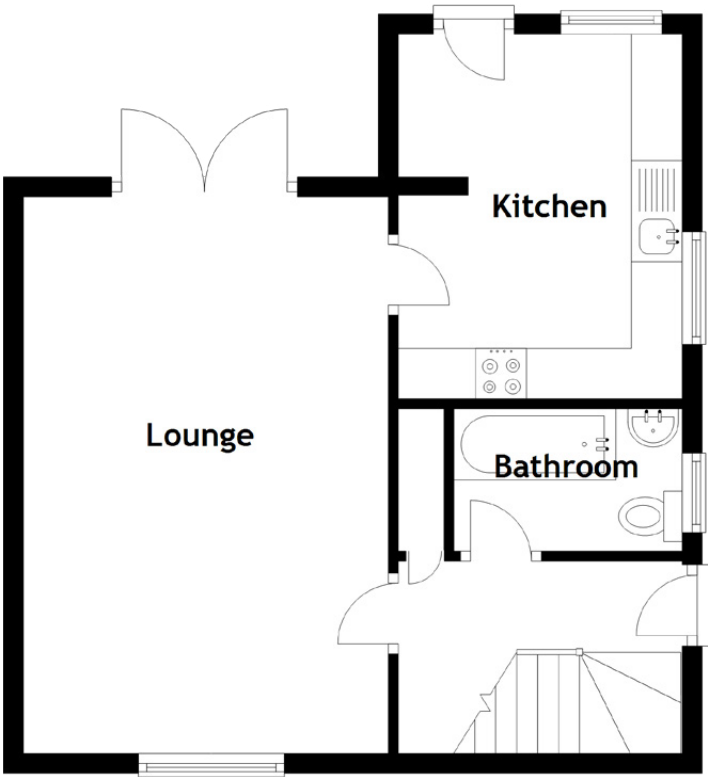
Bedroom 2





Bedroom 3





Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18'1") x 3.60m (11'10")	Bathroom	2.25m (7'5") x 1.40m (4'7")
Kitchen	3.60m (11'10") x 2.80m (9'2")	Gross internal floor area (m ²): 74m ² EPC Rating: C	
Bedroom 1	4.40m (14'5") x 2.80m (9'2")		
Bedroom 2	3.60m (11'10") x 3.20m (10'6")		
Bedroom 3	2.70m (8'10") x 2.65m (8'8")		

Externally, there are private front and rear gardens with a driveway to the side providing off-road parking for a number of vehicles. The well-maintained garden grounds to the rear are a sheer delight, especially in the summer months.

For additional comfort, this family home benefits from both double glazing and gas central heating which is sure to make this a cosy yet cost-effective home all year round.

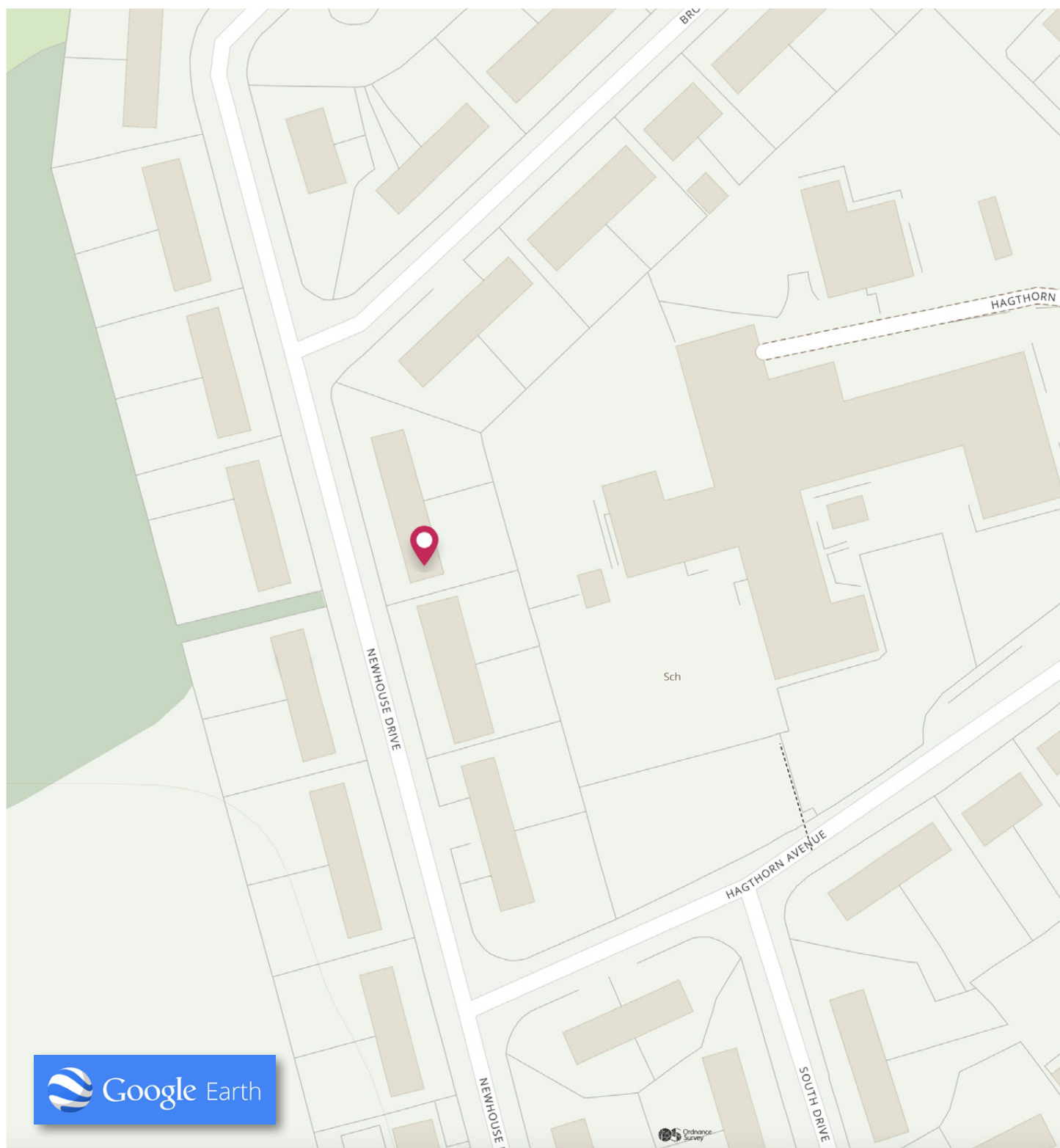




36 Newhouse Drive is positioned in the popular town of Kilbirnie, which is a great place to live and commute from. It is small enough to retain the village feel, surrounded by rolling hills and beautiful scenery but still close enough to the main towns. The property is located twenty miles south-west of Glasgow and approximately ten miles from Paisley and Irvine. There is good schooling at both primary and secondary level 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, 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.

The Location



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