



44a Main Street, Kilbimie, North Ayrshire, KA25 7BY

Two Bedroom, First-Floor Flat

Up to date price and viewing info at mov8realestate.com/property

ēspc rightmove  **Zoopla**
find your happy

Property Description

Beautifully-presented, two bedroom first- floor flat with period features and a multi-tiered garden. Set within a converted bank building, located in the town centre of Kilbirnie, North Ayrshire.

Comprises; an entrance hall, living room, split-level kitchen and dining room, two bedrooms, ensuite, and a bathroom. Features include a bright modern fitted kitchen and bathroom suites, well-proportioned floor plan, and fireplaces for the lounge and bedroom one. In addition, the flat benefits from tall ceilings, a secure phone entry system, electric heating, and UPVC double glazing. Externally, a large multi-tiered garden with a paved patio on the first level and the second level laid to lawn with established trees is to the rear, with access provided to a public parking area.

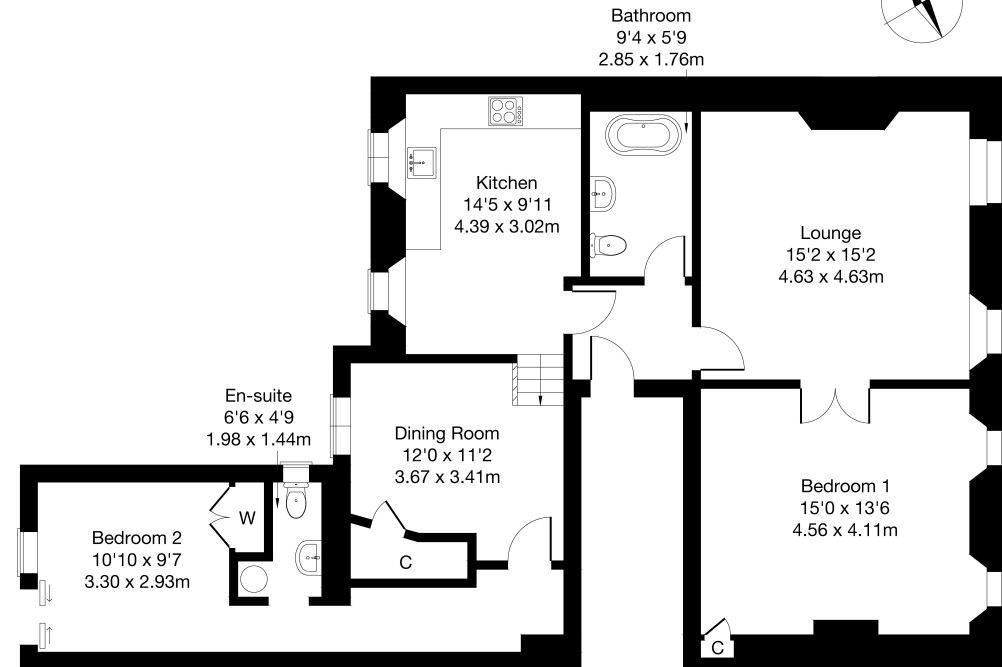
The entrance hall has a secure phone entry system and opens into the large front aspect living room afforded plenty of natural light from two windows, further accentuated by tall ceilings. In addition, the lounge offers a feature multi-fuel stove fireplace, ceiling rose, and carpeted flooring. A set of double doors open off the living room into bedroom one which is similarly bright and generously sized with another feature fireplace, and ample space for freestanding and storage furniture.

With stylish tiled flooring, the contemporary kitchen has fitted units with wood-effect worktops, tiled backsplash, and an inset sink set below one of two windows overlooking the rear garden. Appliances include an integrated electric oven and hob with extractor hood above, fridge/freezer, dishwasher, and a washing machine. The split level kitchen descends to the dining room with wood-effect flooring and a store cupboard. With patio doors that open to the rear garden, bedroom two features a modern ensuite bathroom fitted with a two-piece suite and separate shower cubicle. Completing the accommodation and set internally, the family bathroom is fitted with a modern three-piece suite including a shower unit over the bath, tiled flooring and splash walls, and inset lighting.



44a Main Street, Kilbirnie, KA25 7BY

Approximate Gross Internal Area: (1071 sq ft - 100 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





The small Ayrshire town of Kilbirnie is found in a semi-rural location, within easy reach of larger Ayrshire towns, as well as Irvine, Paisley and Glasgow. There is a range of small independent local shops, and a Tesco supermarket, with a good variety of pubs and restaurants. Set amidst rolling countryside, the area is rich in walking and cycling paths, with many other recreational amenities available, including sailing and watersports with marinas at nearby Troon, Inverkip and Largs, and

several very popular golf courses available locally. There is education from nursery through to secondary levels, with both primary and secondary schooling within the Garnock Campus. The road and motorway links are ideal for those commuting throughout the central belt and regular bus services give access to surrounding districts, with railway stations at nearby Glengarnock and Lochwinnoch.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

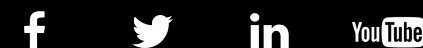
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.