



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

Two Bedroom, First-Floor Flat

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# 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.

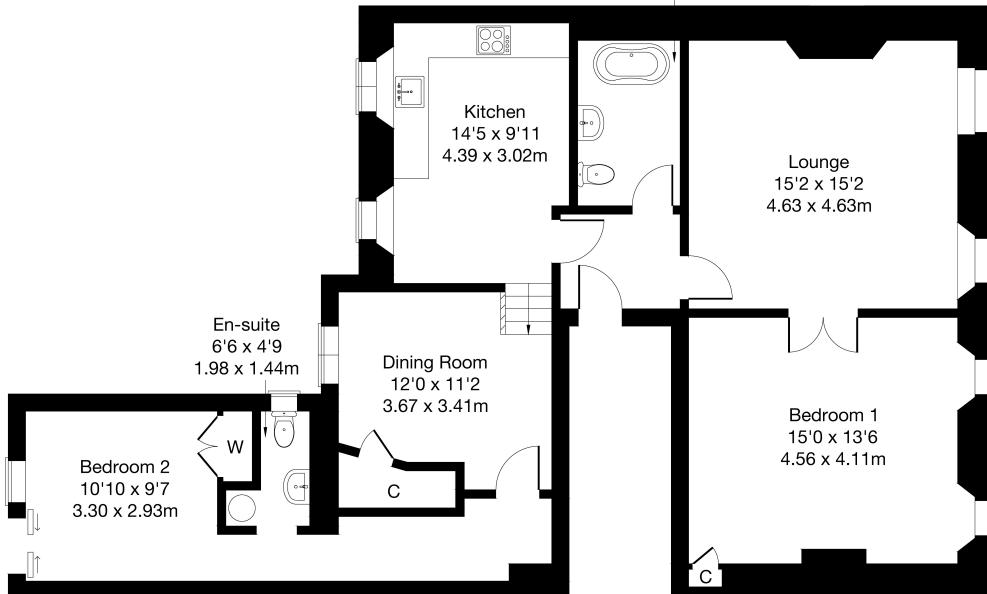
With stylish tiled flooring, the contemporary kitchen has fitted units with wood-effect worktops, tiled backsplash, and an inset sink set below one of two windows overlooking the rear garden.

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.

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**44a Main Street, Kilbirnie, KA25 7BY**  
Approximate Gross Internal Area: (1071 sq ft - 100 sq m.)



Bathroom  
9'4 x 5'9  
2.85 x 1.76m



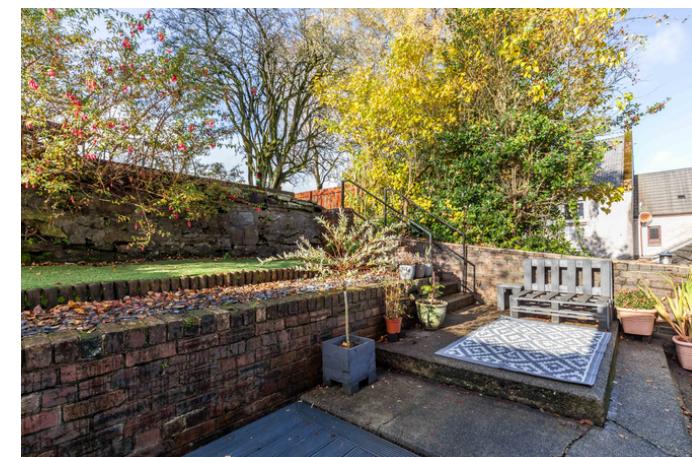
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# 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.





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