




McEwan Fraser Legal

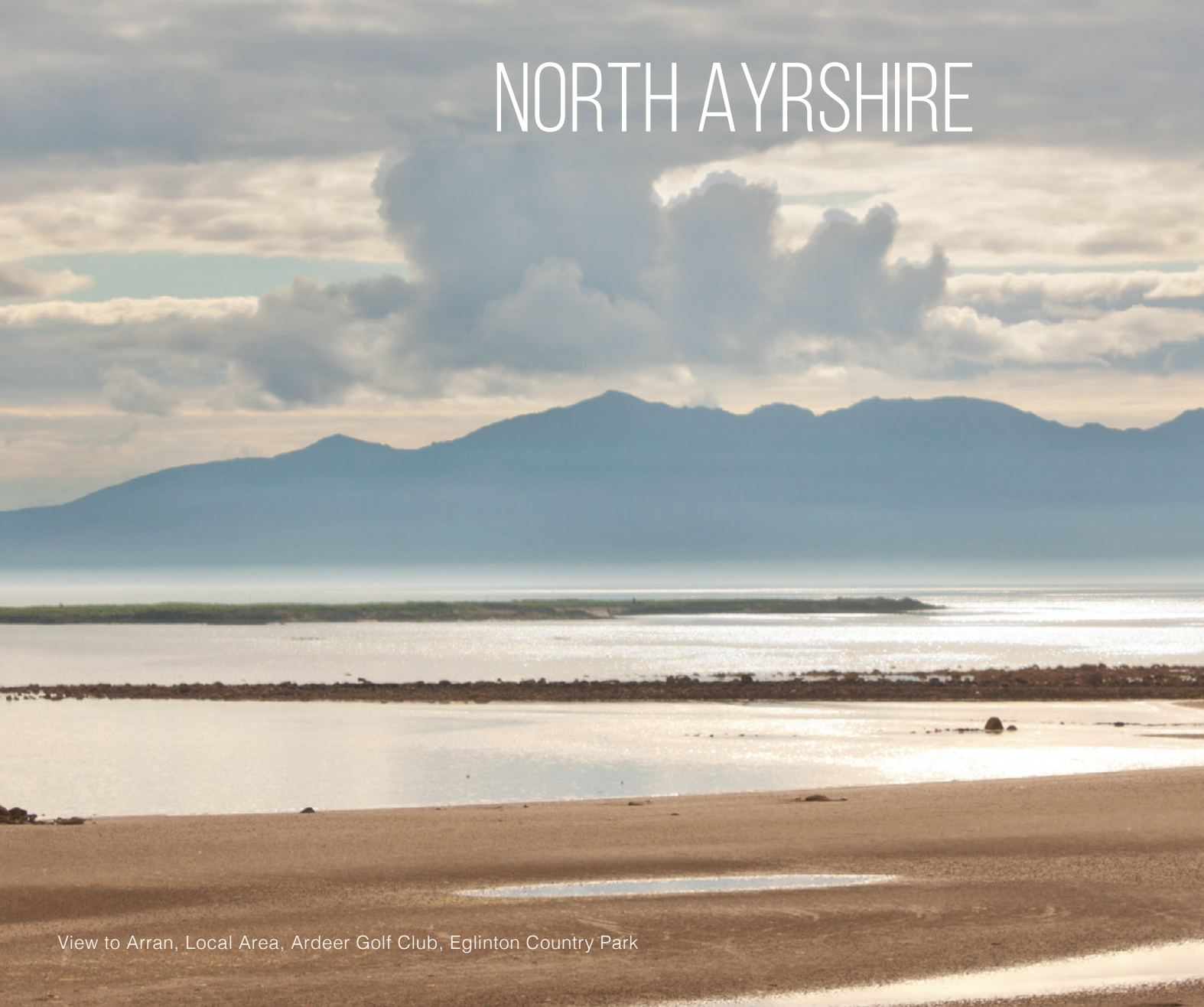
Solicitors & Estate Agents

01292 430 555

30 High Road

STEVENSTON, NORTH AYRSHIRE, KA20 3DR

NORTH AYRSHIRE



View to Arran, Local Area, Ardeer Golf Club, Eglinton Country Park



High Road is set within the popular town of Stevenston, which is less than six miles from the town centre of Irvine and thirteen miles from Kilmarnock. It is forty miles to the centre of Glasgow and is twenty miles to the centre of Ayr. Local shops can be found within the area which provides the necessary day to day requirements. A retail park which hosts a number of outlets such as a Morrisons supermarket, B & M Bargains store, McDonalds fast food restaurant and B&Q can be found a short distance away. The nearby town of Irvine also offers a good range of high street shops, supermarkets, including retail parks and leisure centre and professional facilities. There are both primary and secondary schooling available in the town and James Watt College nearby in Kilwinning.

The A78, from Irvine to Kilmarnock, gives easy access to the recently upgraded and refurbished A77, M77 motorway link and all main arterial routes. This provides easy access for the commuter with links accessing in a southerly direction towards Ayr and Girvan, the Ayrshire coast and in a northerly direction toward Glasgow. Stevenston has a mainline rail station, with a comprehensive service to Glasgow (approx. every thirty minutes) Glasgow Prestwick International Airport is fourteen miles away and has regular and enhanced flight services to Ireland and the rest of Europe. Glasgow Airport is twenty miles away and is the main route for all the major tour operators and also has regular services southbound.

30 HIGH ROAD, STEVENSTON

McEwan Fraser Legal are delighted to introduce to the market and offering Part Exchange, this truly unique four bedroom detached villa. This property will provide substantial accommodation for those with a growing family. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Room usage throughout can be adapted to meet individual purchasers needs and requirements. Once inside, discerning purchasers will be greeted with a first class specification.

A welcoming hallway leads to all apartments on this level. The formal open plan lounge and dining area boasts a large bay window to the front aspect which floods the room with natural light. The feature electric fire and surround gives the room a real cosy feel. The dining area has played host to fine dining with friends and family, and the chef is never too far away from the party. The fitted kitchen comes complete with good range of floor and wall mounted units, with a contrasting work-surface, creating a fabulous and efficient work-space. It comes complete with a host of integrated appliances with plumbed space for a dish washer, washing machine and American style fridge freezer. The picture window in this zone allows you to enjoy the stunning outlook. Bedroom four is situated on

this level. This room could be transformed into a number of things such as a family room, study/ hot office for those requiring working from home arrangements or a room simply for some me time. A contemporary four piece family bathroom suite to include a corner bath, the perfect ambience in which to unwind after a hard day, completes the accommodation on this level.

The upper accommodation offers a further three bright and airy well proportioned bedrooms, all of which have a range of furniture configurations and additional space for free-standing furniture if required. The masterbedroom is further enhanced with built in wardrobes, creating excellent storage space and the view will amaze you.

Externally, to the front of the property there is a driveway providing off road parking for a number of vehicles with a garage as an added extra.

The three tier garden to the rear is fully enclosed, providing a safe environment for children. This zone is a real suntrap and is popular with all members of the family, especially in summer months when the barbeque is lit. The property has double glazing and gas central heating to ensure a warm yet cost effective way of living all year round.

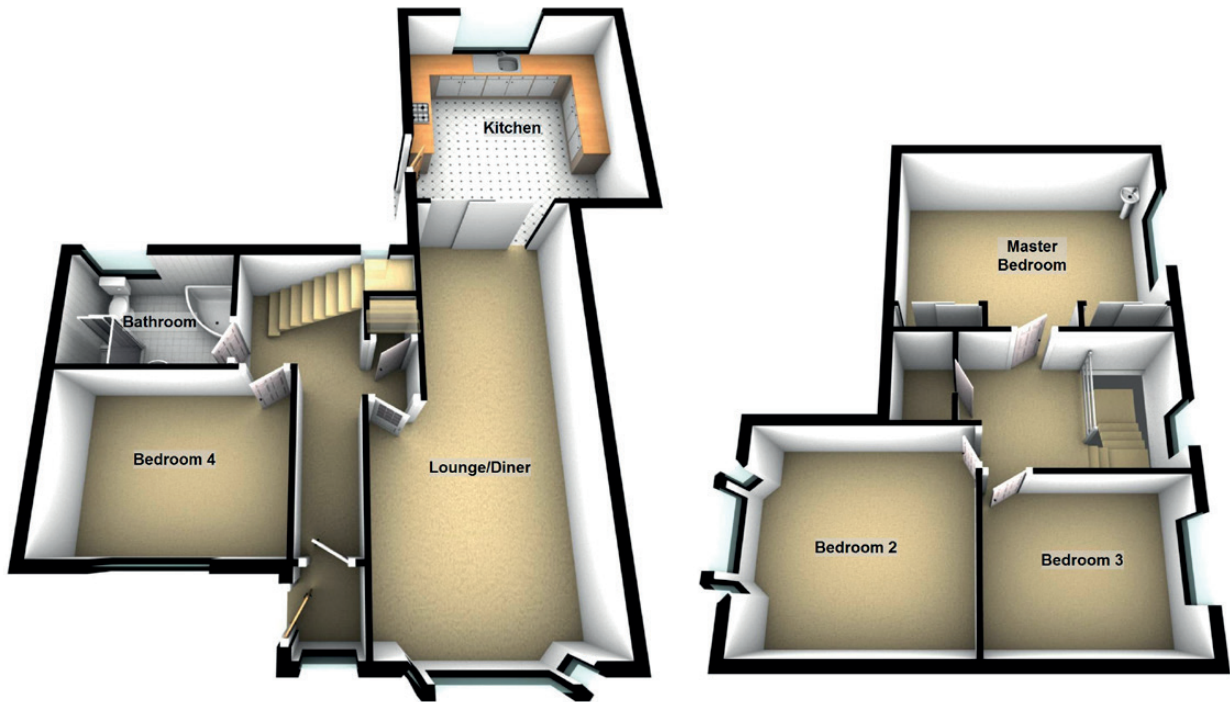


KITCHEN & LOUNGE/DINER





SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	7.10m (23'4") x 3.50m (11'6")
Kitchen	4.10m (13'5") x 4.00m (13'1")
Master Bedroom	4.80m (15'9") x 3.70m (12'2")
Bedroom 2	4.40m (14'5") x 3.50m (11'6")
Bedroom 3	3.30m (10'10") x 2.70m (8'10")
Bedroom 4	3.70m (12'2") x 2.80m (9'2")
Bathroom	2.70m (8'10") x 1.90m (6'3")

Gross internal floor area (m²) - 125m²

EPC Rating - D

Extras
(Included in the sale)

Carpets and floor coverings, light fixtures and fittings,
curtains and blinds.

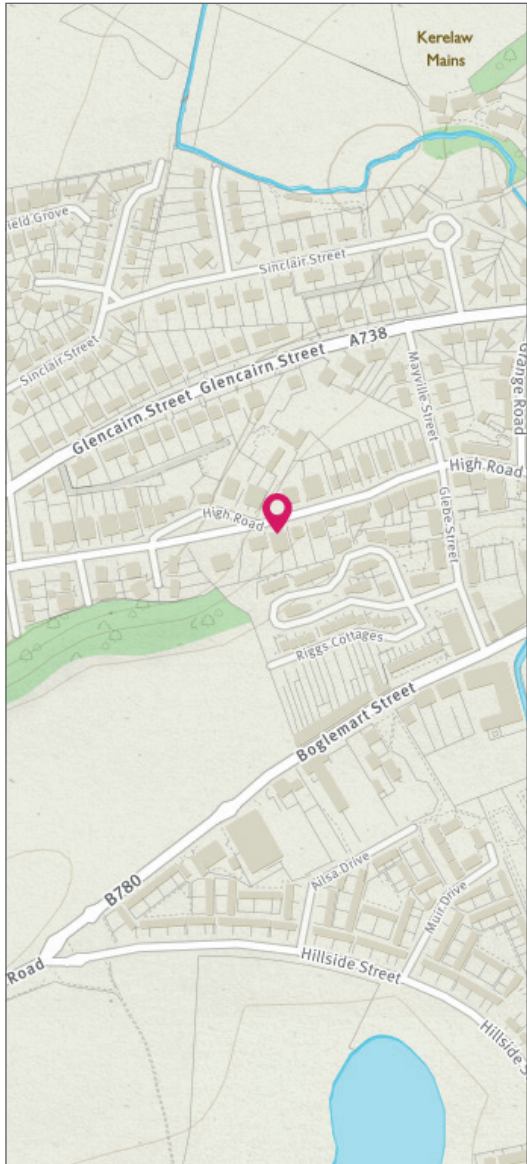


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Part
Exchange
Available

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Text and description
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 Surveyor



Professional photography
GARY CORKELL
 Photographer



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