





McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

8 John Brogan Place

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John Brogan Place 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. A retail park which hosts a number of outlets such as a Morrisons supermarket, B & M Bargains store, McDonald's fast food restaurant and B&Q can be found a stone throw 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 south 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 (approximately every thirty minutes) Glasgow Prestwick International Airport is fourteen miles away and has regular 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.

Views of the local coast, Eglinton Country Park, & Adeer Golf Cours











McEwan Fraser Legal are delighted to offer for sale this 4 bedroom, semi-detached villa presented to the market in fantastic condition throughout and located within a much admired cul de sac and set within a seldom available area of Stevenston. 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 will comfortably provide for a growing family.

On entering the home through the entrance hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers needs and will comfortably provide for a growing family.

The accommodation briefly consists of a welcoming reception hall, a spacious lounge/dining area, modern kitchen and family bathroom. The upper level boasts three double bedrooms and a study.

In more detail, the welcoming reception hall with handy storage cupboard under the stairs grants. From here you can access the immediately impressive formal lounge, with large double glazed windows which flood the room with natural light and offers views to the front and rear gardens. This room is decorated in neutral colour and a focal point is feature fireplace with electric decorative log burning stove. The room also offers ample room for a range of furniture configurations.









Lounge





Kitchen





The dining area situated off Lounge offers access to the kitchen and has sufficient room for a large dining room table and chairs. This area has a double glazed window offering views over the rear garden.

The kitchen includes a good range of floor and wall-mounted units with matching worktops, which provides a fashionable and efficient work-space. It further benefits from an integrated oven, hob and extractor hood making it the ideal kitchen for the inspiring chef. Access to the back garden can also be found in the kitchen.

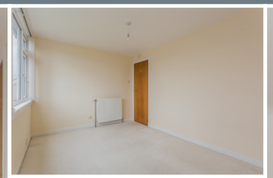
The accommodation on the lower level is completed with a fresh family bathroom consisting of a three piece suite with shower over bath. The upper level comprises of three well-proportioned double bedrooms and one single bedroom/ study, where bedroom one and bedroom four/study offer views over the front garden. Bedrooms two and three offer both rear garden and coastal views

The garden to the front is mainly laid to lawn, with mono-bloc driveway sufficient to house multiple cars leading to timber garage. The rear garden grounds are child secure with a large section laid to lawn and both mono-bloc patio section and raised decked area ideal for those BBQ's in the summer months.

This family home also includes both double glazing and gas central heating supplying the radiators, for additional warmth and comfort.

This would be the ideal family home and early viewing is strongly advised.











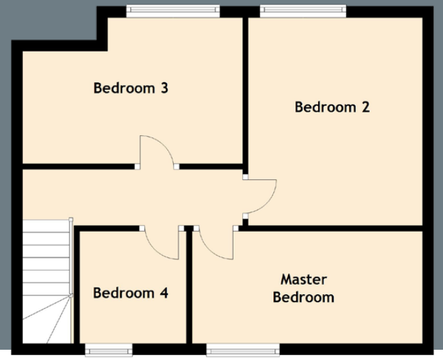












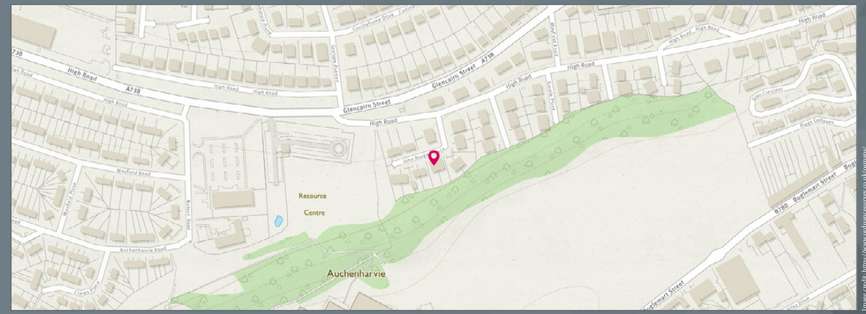
PROPERTY SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	7.00m (22'11") x 4.30m (14'1")
Kitchen	3.90m (12'10") x 2.50m (8'2")
Master Bedroom	4.10m (13'5") x 2.00m (6'7")
Bedroom 2	3.70m (12'2") x 3.10m (10'2")
Bedroom 3	3.91m (12'10") x 2.60m (8'6")
Bedroom 4	2.00m (6'7") x 1.90m (6'3")
Bathroom	2.70m (8'10") x 1.50m (4'11")

Gross internal floor area (m²) : 95m²

EPC Rating : D













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Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

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Text and description
ALAN DONALDSON
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
BEN DAYKIN
Designer