



**2 Ravenscraig Road, Stewarton, Kilmarnock KA3 3AG**  
**Offers Over £115,000**













Barnetts are delighted to present to the market this stunning UPPER QUARTER VILLA with a UNIQUE ATTIC CONVERSION featuring a very spacious 24ft lounge/dining room.

The property, which has been decorated to a high standard throughout is accessed from ground level via carpeted stairway to upper vestibule which leads into an open welcoming hallway of which all rooms are accessed. A carpeted staircase leads directly in to the huge open plan lounge/dining room laid with hardwood flooring. Four large Velux windows on three walls provide ample natural daylight. This room also features a log burning stove in the corner with brick and timber surround and slabbed hearth.

Master double bedroom with feature bay window provides flexibility to also offer a separate dining room or office space or likewise there are two additional spacious double bedrooms of which you could consider this option.

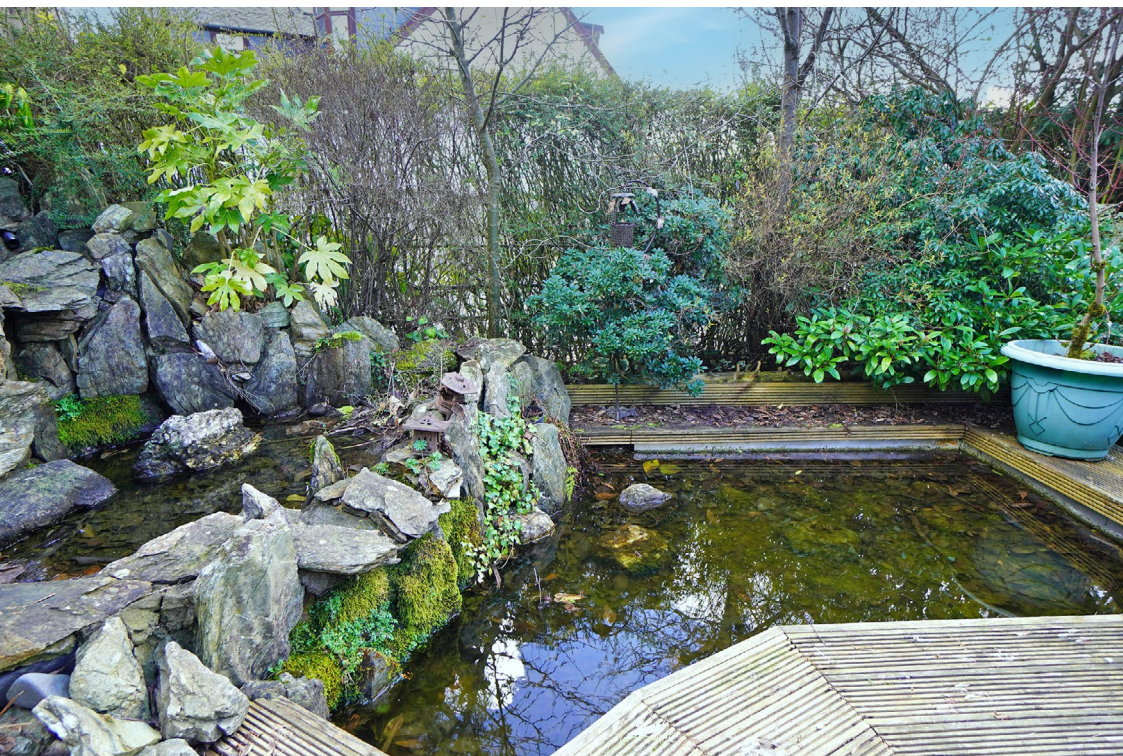
The well appointed breakfasting kitchen has been fitted with a range of base and wall mounted units which compliments the main focal wall featuring a free standing Rangemaster cooker giving this room a traditional feel within a modern living space.

The bathroom with a traditional twist is fitted with a freestanding roll top bath and natural wood under sink vanity unit.

Front private garden has been carefully landscaped, bound by mature trees and bushes and laid to lawn has many attractive features including quaint wooden garden house, pond with fountain and built up rockery and a decking area for seating. Rear garden has large decking area and sizeable garden hut for storage.

The Agents have no hesitation in recommending early viewing of this property to appreciate the quality of accommodation on offer. Stewarton is a highly sought after location. Local schools are renowned for their academic reputation, while the town has a variety of amenities including local independent shops, supermarkets, restaurants and pubs. The area is also popular for its outdoor activities. Nearby Lainshaw Estate and neighbouring woodlands offer a network of scenic public access paths for country walking and cycling. The M77 is within easy access for commuting to nearby Newton Mearns, Glasgow and other outlying Ayrshire towns. Excellent frequent rail service from Stewarton Railway Station providing fast commuting to Glasgow City Centre.









### COUNCIL TAX

Band A

### ENERGY RATING

C

### FEATURES

Unique Property conversion

Flexible accommodation

Low Council Tax Band

Beautifully presented throughout

24ft lounge

Three double bedrooms

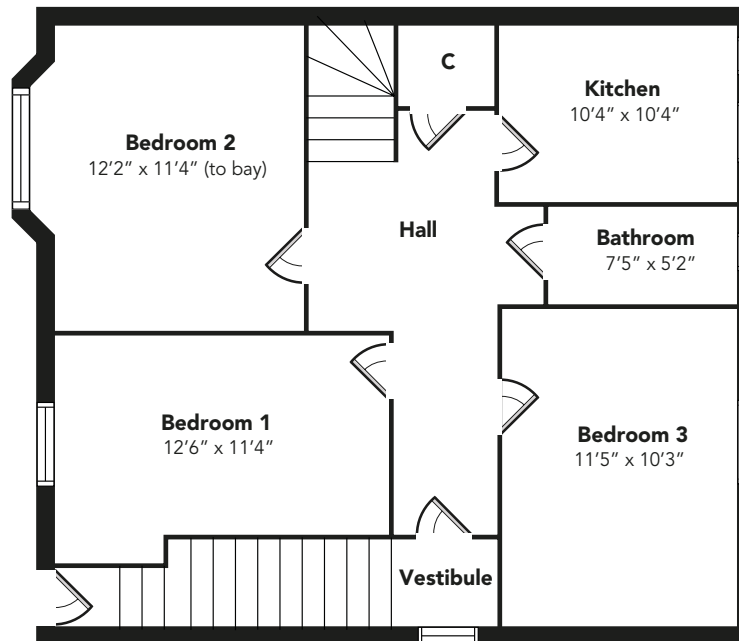
Range Cooker

Landscaped gardens with pond feature

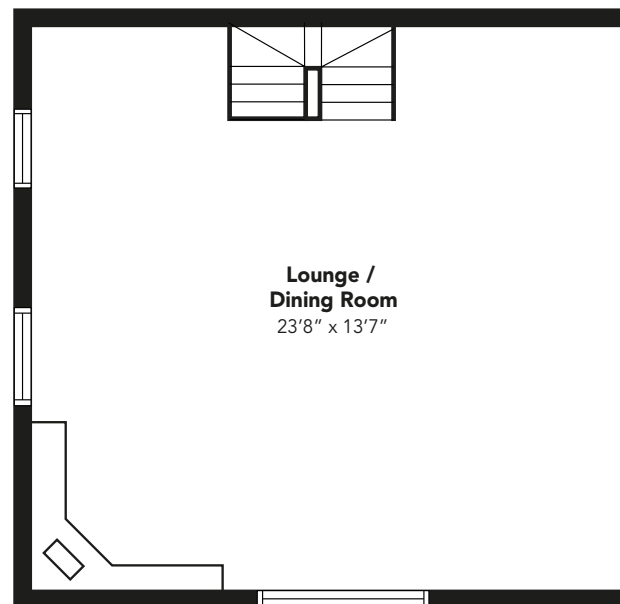
### INCLUSIONS

Fitted floor covering, light fittings, kitchen and bathroom fixtures and fittings.

### GROUND FLOOR



### FIRST FLOOR



Floorplans are indicative only - not to scale

Produced by [Plushplans](#)









### TRAVEL DIRECTIONS

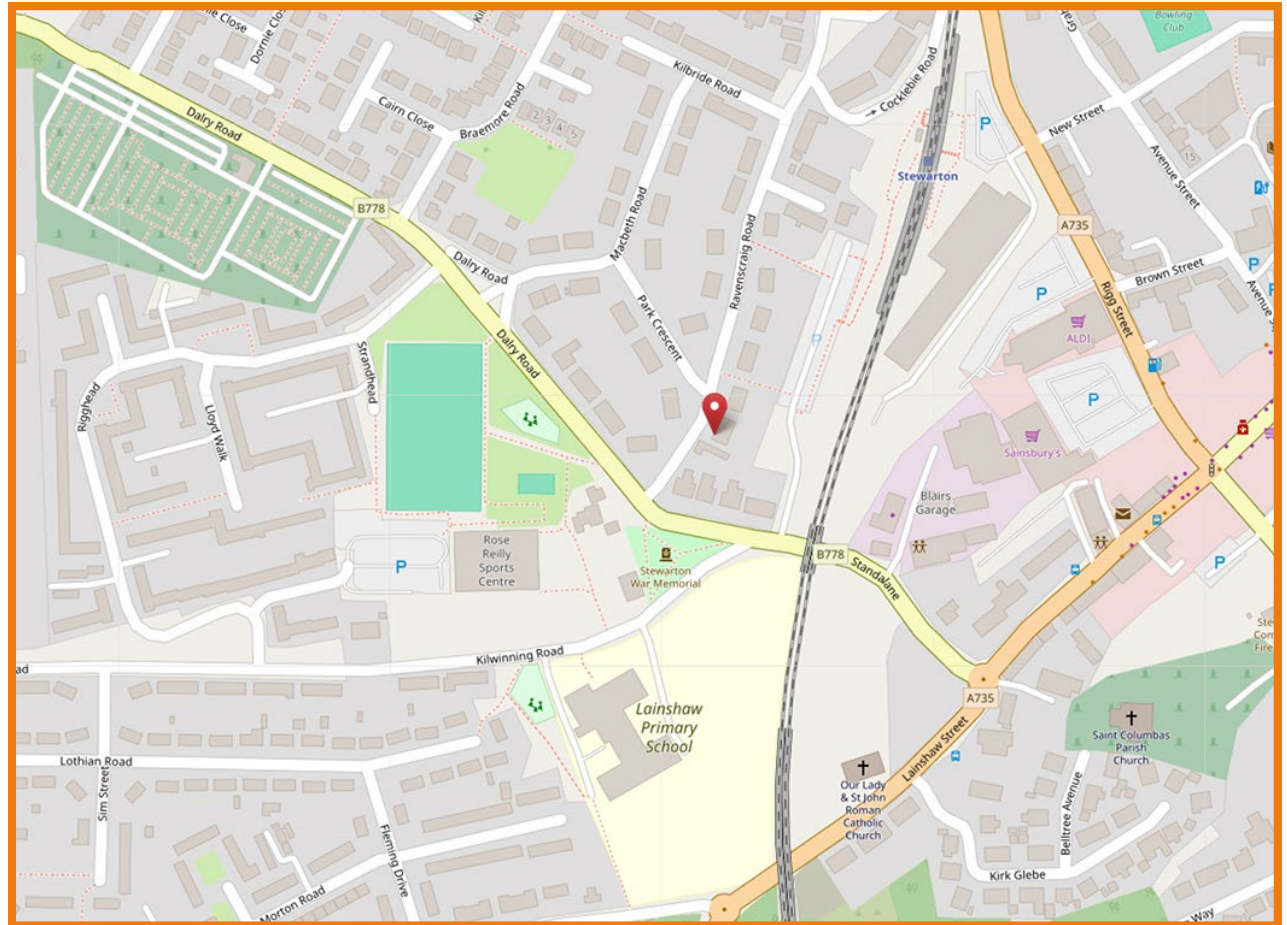
FOR SAT NAV: THE POSTCODE TO THE PROPERTY IS  
KA3 3AG

### VIEWING

Strictly by appointment through Barnetts

### ENTRY DATE

By arrangement



### DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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