

THE CHURCH OF SCOTLAND  
EAGLAIS NA B-ALBA



1 Herriot Avenue, Kilbirnie, North Ayrshire, KA25 7HZ



### Property Description

Bright and spacious three-bedroom detached bungalow located in the small town of Kilbirnie.

The accommodation comprises; a lounge, study, kitchen, dining room, three double bedrooms and family bathroom.

The property benefits from double glazing, with UPVC soffits and gutters, modern gas central heating and enjoys an open outlook to the neighbouring countryside.

Externally the property benefits from large front and rear gardens both laid to lawn, with mature shrubbery, colourful flowers and a paved patio. The rear garden also features a vegetable plot and greenhouse.

To the front there is a driveway leading to the property which leads to a detached single garage, which offers an additional storage space.

### Area Description

Kilbimie is a small town situated in the Garnock Valley area of North Ayrshire and offers many local amenities including shopping and primary and secondary schooling along with supermarket facilities.

Those seeking further amenities can find these in abundance in the coastal town of Largs and inland towards Paisley and Glasgow.

For the commuter it is an excellent base as there are road, rail and airport networks providing destinations further afield and good road links toward Glasgow via the M8 motorway.



Floor plans are indicative only - not to scale.





## Viewing Arrangements

By appointment with The Church of Scotland Law Department on 0131 240 2263.

## Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor, to:-

Church of Scotland Law Department  
121 George Street  
Edinburgh EH2 4YN  
Telephone 0131 240 2263 Fax 0131 240 2246  
Email: [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

This and our other properties for sale can be viewed at [www.cofsproperties.org.uk](http://www.cofsproperties.org.uk)

The Church of Scotland-Scottish Charity No SC011353

