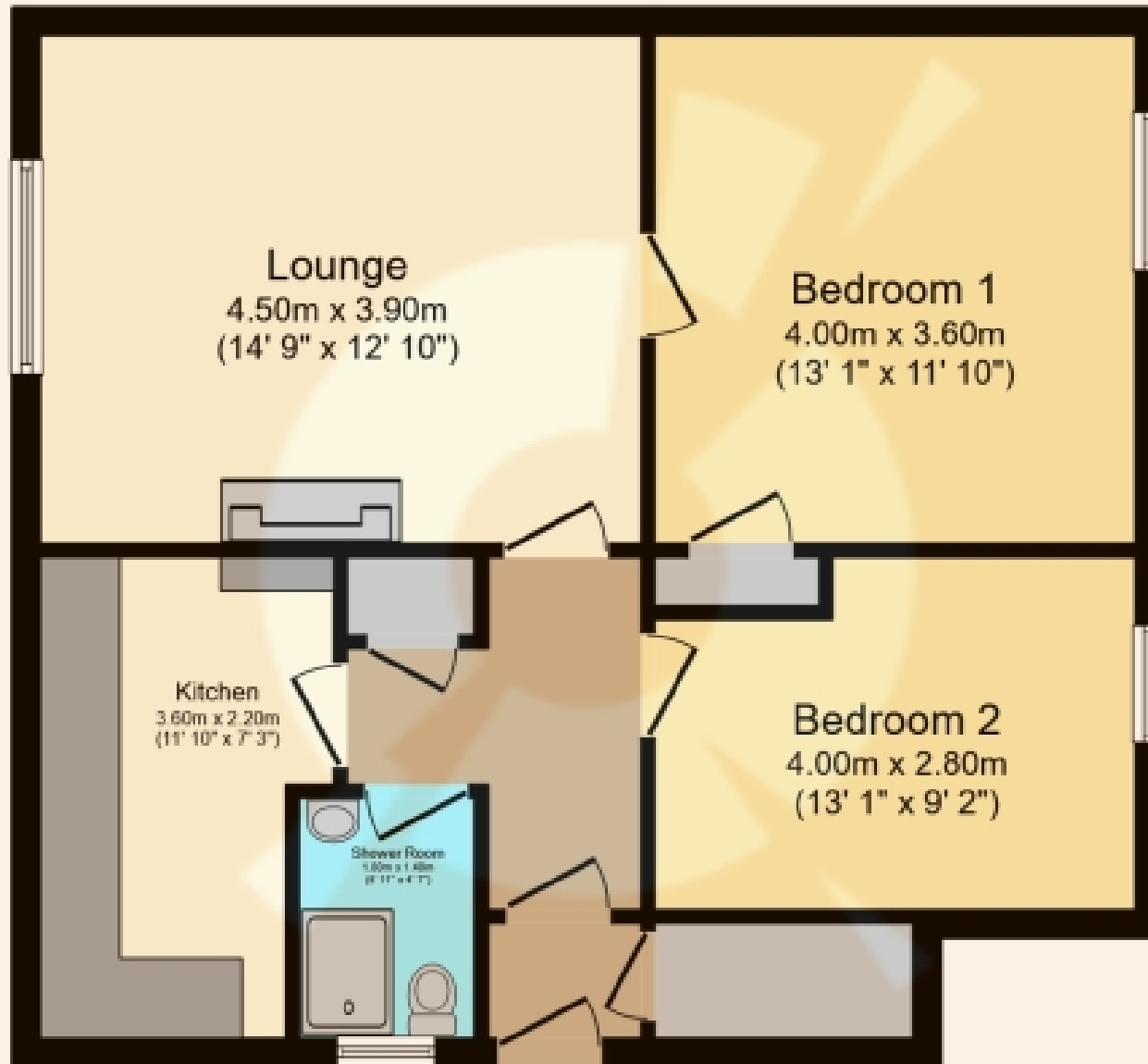




22 Kirkland Road, Kilbirnie

Offers Over £49,995





Floor Plan

Total floor area 59.9 sq.m. (645 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

THE PROPERTY

Welcome to No. 22 Kirkland Road. This fabulously affordable, lower cottage flat is situated in the heart of Kilbirnie and as such is conveniently situated within easy reach of numerous local amenities, ideally suited for walking distance.

The property boasts a private driveway, providing safe off-street parking. The front garden is private to No. 22, featuring decorative stone chips for low maintenance. Access to the property via a UPVC door to the welcoming entrance porch with large storage cupboard. Leading through a further door, you are welcomed into the reception hallway which provides access to all rooms within the home and contains additional in-built storage.

The family lounge is spacious in size with a focal point fireplace, providing the entire room with a delightful warmth. This entire space is awash with natural light, coming from the large, double-glazed window formation, and new carpets have been fitted throughout. The recently installed kitchen showcases a variety of wall and base units, along with generous under-counter space. Free-standing appliances include a gas cooker, fridge/freezer and washing machine which will all be included within the sale.

There are two well-proportioned bedrooms, one featuring convenient built-in cupboard space. Completing the home is a three-piece shower room, designed in a wet room style to ensure accessibility. It features a wash-hand basin, WC, and a walk-in shower stall.

To the rear, No. 22 has access to a communal garden as well as its private section of garden to the side. A timber garage provides excellent storage options for indoor/outdoor equipment.

Kilbirnie has a host of great local amenities, a number of these being a short walking distance away from the property, including a health centre and a well-known supermarket. The property is also within the catchment area for the newly built secondary School, Garnock Community Campus with a leisure suite and swimming pool. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Park and ride facilities at Glengarnock train station are less than a five-minute drive and a regular bus service will have you in Glasgow City Centre in under 40 minutes. The West Coast with beautiful sandy beaches is only a 20-minute drive or a short train journey away.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements, or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

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