



**38 Ladeside Gardens, Kilbirnie**

**Offers Over £223,000**





**Ground Floor**



**First Floor**

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

## THE PROPERTY

**\*\* NEW COMPETITIVE ASKING PRICE \*\* FABULOUSLY SPACIOUS & FLEXIBLE FAMILY HOME \* SOUGHT-AFTER FAMILY FRIENDLY ESTATE \* CLOSEBY TO AMENITIES & PUBLIC TRANSPORT LINKS \* FULLY ENCLOSED REAR GARDEN \* Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.**

Welcome to No. 38 Ladeside Gardens, this fantastic, detached home is perfect for families looking for spacious and flexible accommodation. The home is close by to a host of amenities, schools and public transport links making for the perfect family home.

To the front of the property, there is a multi-car monobloc driveway, with a walkway leading to the front door of the home. Upon entering, you will be presented with a welcoming entrance hallway, decorated with soft neutral tone for a bright & airy ambiance.

The generously proportioned family lounge shares this stylish neutral décor, further complimented by a bay window formation that floods natural light into the room. The lounge gives direct access to a separate dining room. The charming dining room boasts chic French doors that lead out to the rear decking area; perfect for entertaining guests during the summer months. The well-appointed kitchen features hi-gloss white wall and base mounted units paired with dark worktops for an efficient workspace. The kitchen further benefits from an integrated oven, four ring gas cooker and dishwasher alongside space for freestanding appliances where desired. Off the kitchen is a convenient separate utility room. Completing the ground is a W.C. and Bedroom Five which is currently utilised as a home office.

Into the upper level are four generously proportioned bedrooms. Bedrooms One and Two boast excellent in-built storage solutions en-suite shower rooms. Completing the property internally is a three-piece family bathroom comprising of W.C., wash hand basin and a bath with overhead shower.

To the rear of the property, there is a fully enclosed garden, the space is predominantly laid to lawn and perfect for both children and pets alike.

The property also benefits from gas central heating and double glazing throughout.

Kilbirnie has a host of great local amenities including the Lochshore development which has transformed Kilbirnie Loch, located within walking distance of the property, to include nature walkways with accessible pathways and The Hub if you fancy a coffee with views over the Loch.

A well-known supermarket is also conveniently close by. The property is also within the catchment area for the newly built secondary school, Garnock Community Campus with 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 20 minutes' drive or a short train journey away.

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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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