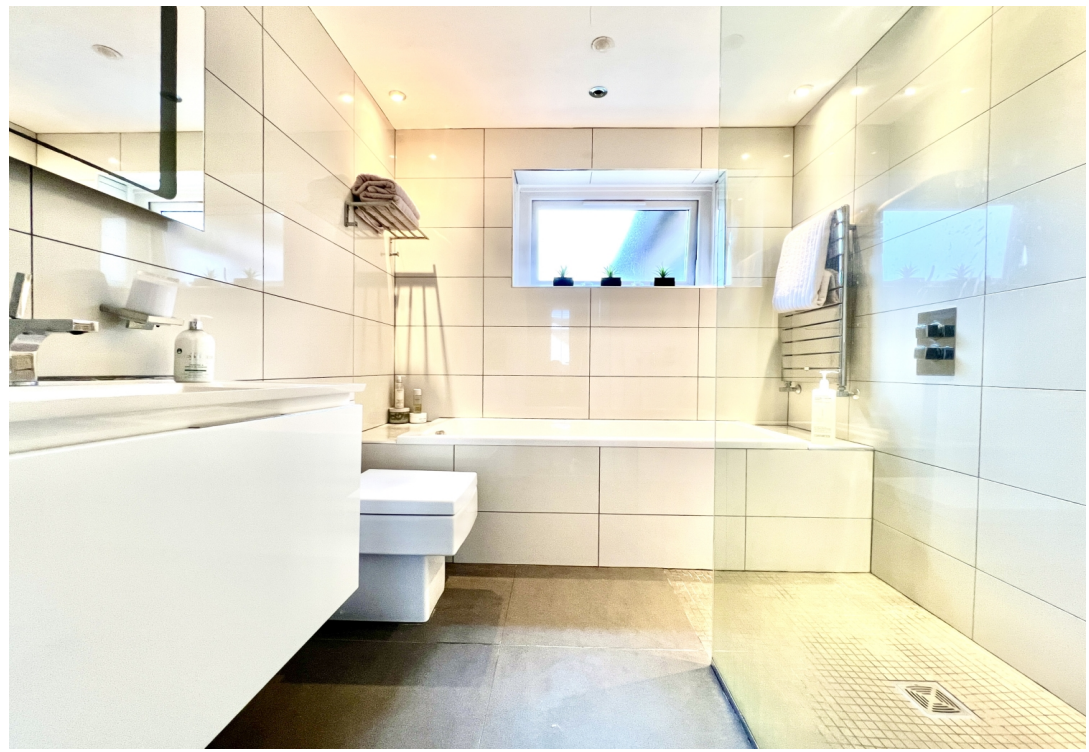
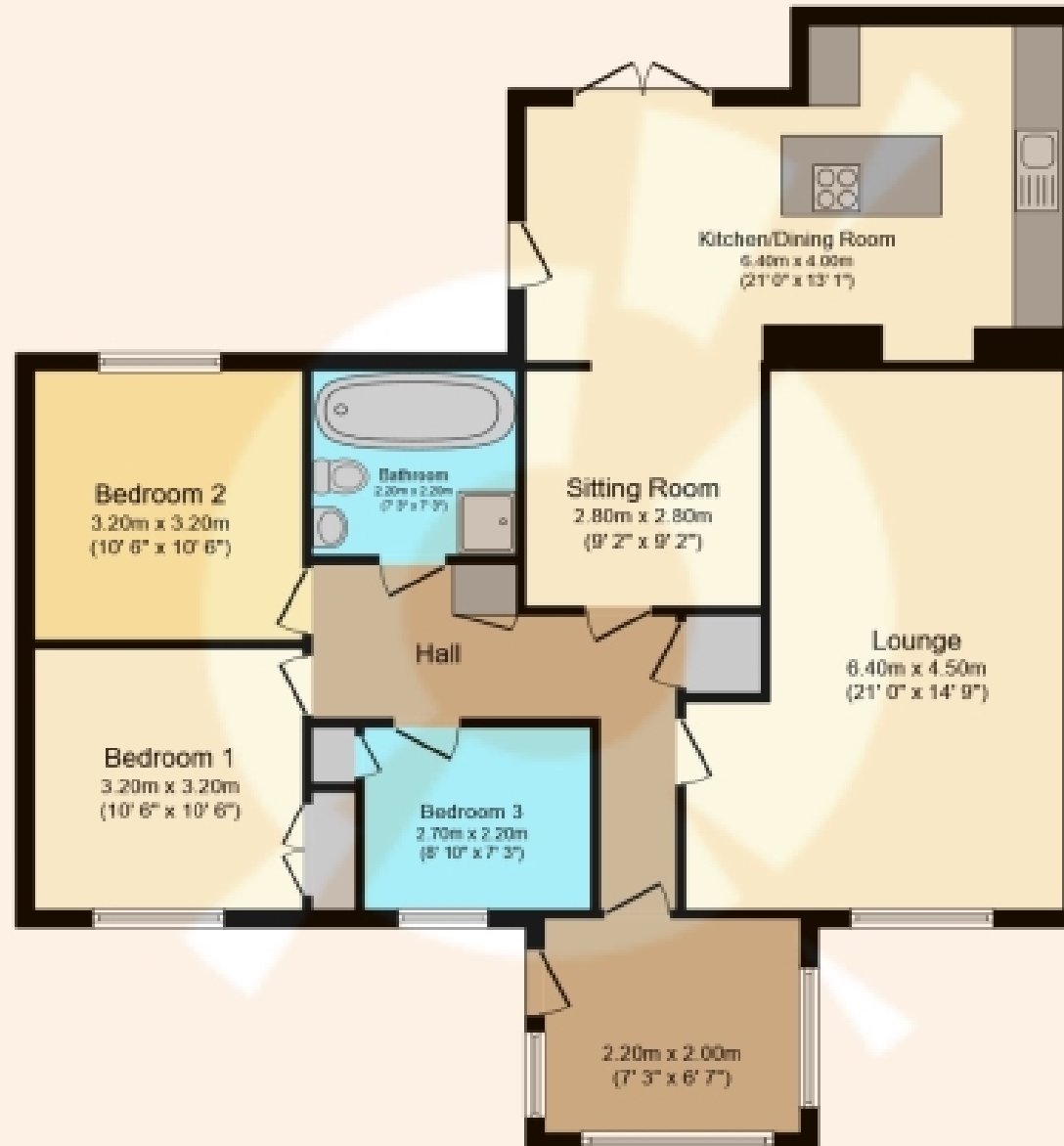




**5 Herriot Avenue, Kilbirnie**

**Offers Over £240,000**





## Floor Plan

Total floor area 109.4 m<sup>2</sup> (1,178 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

**\*\* EXTENSIVELY REFURBISHED \*\* SELDOM AVAILABLE & HIGHLY SOUGHT-AFTER \*\* TRUE WALK-IN CONDITION \*\* BRAND NEW OPEN-PLAN DINING KITCHEN \*\* LANDSCAPED REAR GARDEN OVERLOOKING UNINTERRUPTED COUNTRYSIDE VIEWS \*\***. Early viewing strongly advised. Please contact your personal estate agent, The Property Boom, for much more information and a copy of the Home Report.

Here is what our clients love about their home...“No. 5 is a truly special home, it’s hard to pick just one favourite thing about our time here. From the open plan design we created in the kitchen to the spacious yet cosy living room which looks amazing at Christmas time...the list goes on. However, the thing we love most is the garden in the spring and summer months. Those views just never get old. From first thing in the morning to last thing at night with the fire pit burning, the garden is a special place to be and the sun sets are stunning. Our home became the social hub of our friend and family group and hosting everyone was always a joy as the bungalow lends itself to being such a social space. Whoever makes it their next home is gaining a wonderful property in a lovely area.”

Nestled within the highly sought-after Herriot Avenue in Kilbirnie, No. 5 is a rarely available detached bungalow, which has undergone extensive refurbishment over recent years by our clients. Enveloped by picturesque countryside views, offering both style and spacious living, this stunning property truly is the ideal family home.

Positioned on a substantial corner plot, the front garden is predominantly laid to lawn with a multi-car driveway leading to detached garage, providing safe off-street parking solutions. Entrance to the home is through a congenial vestibule, giving access to the thoughtfully reconfigured family lounge, which has been stylishly decorated throughout with contemporary tones and a feature focal point fire.

At the heart of the home lies the brand new, ultra-modern open-plan dining kitchen/family area, featuring striking dimensions with aesthetic marble floor tiles. Our clients have cleverly designed this space, showcasing a range of wall and base mounted units complemented by contrasting worktops. Quality integrated appliances include a child-friendly induction hob, with electric oven/grill and fridge freezer, whilst the kitchen island provides additional storage and a delightful breakfast bar – perfect for enjoying a morning coffee.

No. 5 boasts three generously sized bedrooms, with Bedroom One and Three benefiting from built-in storage solutions. Completing the interior is a pristine four-piece family bathroom, featuring a walk-in shower cubicle, bathtub, W.C., and wash hand basin, all adorned with quality chrome fixtures and fittings.

The beautifully landscaped rear garden boasts a large sociable patio area, with steps leading up to the manicured lawn section. Sweeping countryside views extend for miles, providing a tranquil space to relax and unwind during the summer months.

The home further benefits from gas-central heating and recently replaced double-glazed windows, providing all rooms with a lovely warmth.

Kilbirnie has a host of great local amenities including a health centre and well-known supermarket. 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 35 minutes. The West Coast with beautiful sandy beaches is only 20 minutes' 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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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