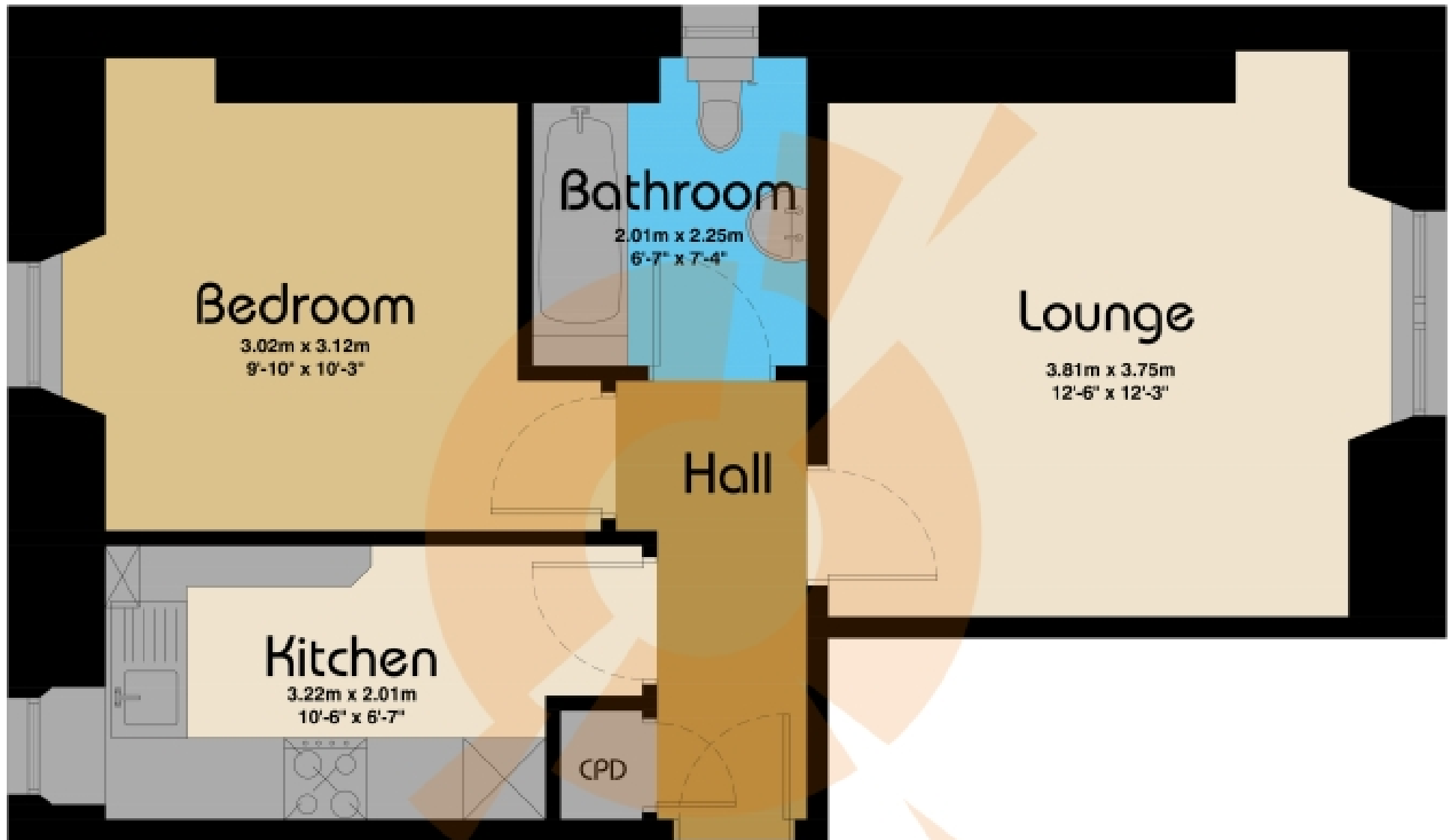




8 Knoxville Road, Kilbirnie

Offers Over £40,000





Floor Plan

Floor Area 43.6 m² (469sq.ft.)

THE PROPERTY

Discover a one-bedroom top floor flat, freshly decorated and conveniently located within walking distance to various local amenities. An excellent first-time purchase or BTL investment opportunity. View in person or online. For more details and a copy of the Home Report, please contact your personal estate agents, The Property Boom. Welcome to Flat 2/2 ,8 Knoxville Road, Kilbirnie. This top floor flat, freshly decorated, is a fantastic opportunity for first time buyers and investors alike.

The lounge is bright and spacious, benefitting from generous dimensions and an abundance of natural light. The space boasts quality solid wood flooring, blending perfectly with the soft neutral décor.

The kitchen is modern and well-appointed, featuring ample storage within a range of wall and base units. These are enhanced by contrasting worktops and neutral tiling, paired well with the black floor tiling. Integrated appliances include a 4-ring gas hob and an oven/grill.

The generously sized bedroom is fitted with brand new, neutral carpets. completing this accommodation internally, the contemporary bathroom is finished featuring stylish wall tiles and wet wall. The suite includes a W.C., wash hand basin, and a bath with an overhead shower.

Externally, residents have access to a well-maintained shared garden. Gas central heating and double glazing ensure warmth and comfort throughout the year.

Our client has advised that the property benefits from low running costs further to renovation works carried out.

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 40 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 are not to scale. Thank you.

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

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