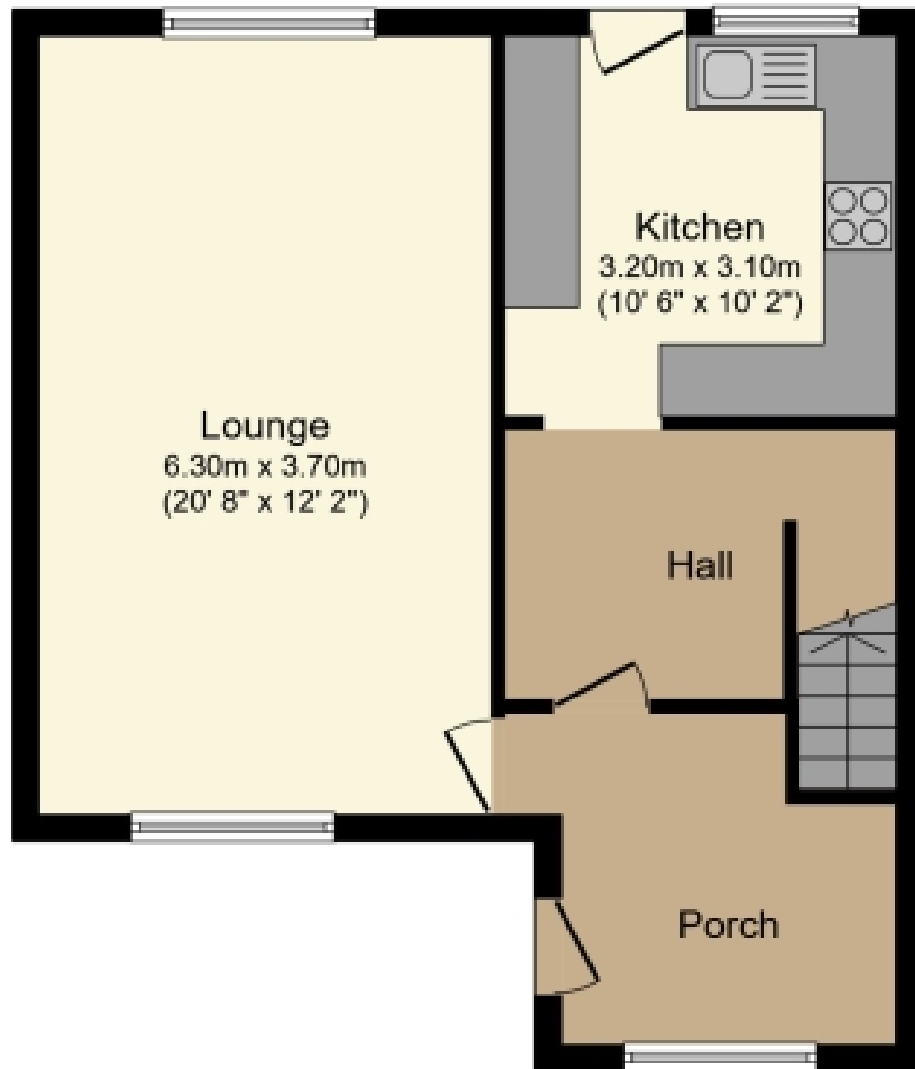




11 St. Brennans Court, Kilbirnie

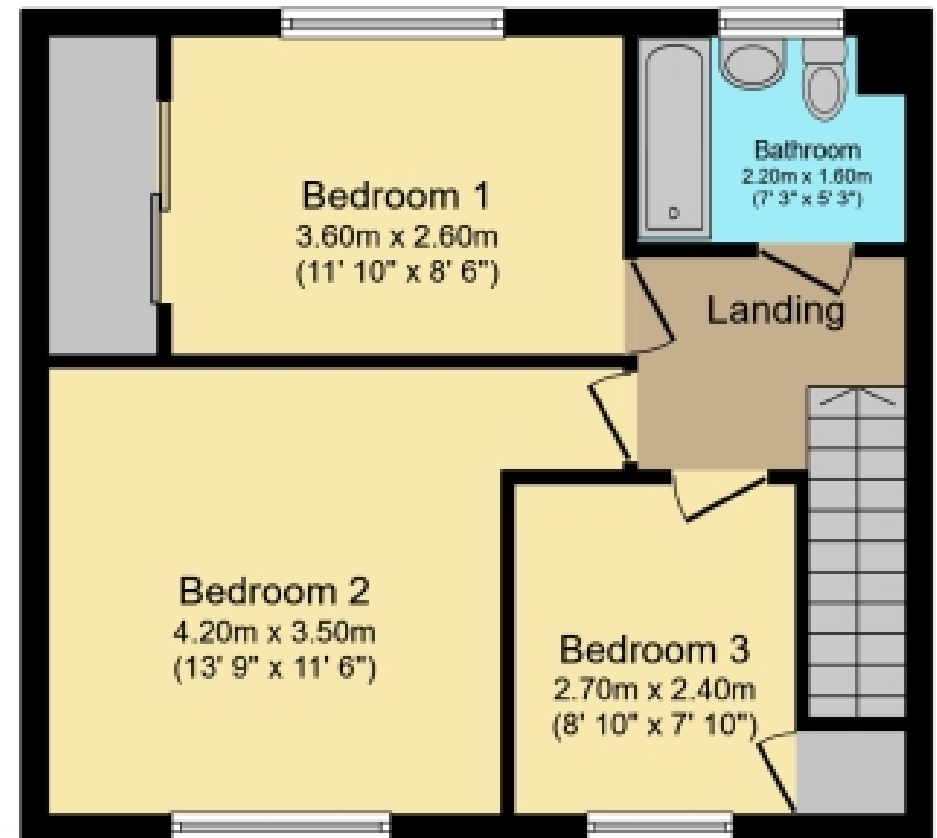
Offers Over £109,995





Ground Floor

Floor area 49.5 sq.m. (533 sq.ft.)



First Floor

Floor area 44.4 sq.m. (478 sq.ft.)

TOTAL: 93.9 sq.m. (1,011 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

Welcome to No.11 St Brennans Court and this fantastic, terraced home, situated within the ever-popular Kilbirnie locale. The property is within walking distance from local schooling as well as excellent public transport links making for a great family home.

To the front is a manicured lawn section with paved walkway leading to the front entrance. You are welcomed through a bright and inviting reception hallway that leads to the family lounge in the first instance. The lounge boasts generous proportions, complimented by neutral décor and dual aspect window formation to create a relaxing atmosphere with the spaciousness of the room also allowing ample dining space.

The modern fitted kitchen boasts an array of white gloss wall and base mounted units paired with marble effect worktops and splashback for a stylish and efficient workspace. Integrated appliances include a 5-ring gas hob with electric oven/grill, alongside plenty of space for freestanding appliances where desired.

On to the upper level, there are three well-proportioned bedrooms with Bedroom One boasting excellent in-built storage in the form of sliding wardrobes. Completing the property internally is a fully tiled family bathroom comprising of bathtub with overhead shower, W.C. and wash hand basin.

The rear garden is predominantly laid to lawn and fully enclosed offering the perfect space for children and pets alike. A communal carpark to the rear provides ample parking for both residents and visitors.

This property further benefits from gas central heating and double glazing which provides the home with a lovely warmth all year round.

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.

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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.

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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