



**42 0/2 Holmhead, Kilbirnie**

**Offers Over £55,000**









**TOTAL: 71.0 sq.m. (765 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](http://www.Propertybox.io)

## THE PROPERTY

**\*\* FANTASTIC 2 BEDROOM GROUND FLOOR APARTMENT \*\* IDEAL FIRST TIME PURCHASE \*\* WELL APPOINTED KITCHEN WITH INTEGRATED APPLIANCES \*\* BUILT IN STORAGE SOLUTIONS \*\* SASH AND CASE WINDOWS \*\*** Please Contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report

Welcome to No 42 Holmhead, Kilbirnie, Flat 0/2. This fabulous ground floor apartment presents the ideal opportunity for first time buyers, investors and those downsizing.

Entering the property, you are presented with a welcoming entrance hallway, connecting you seamlessly with all rooms in the apartment. The lounge is spacious, and has masses of natural light, pouring in through its large sash and case windows.

The kitchen is well appointed, and features integrated appliances: an oven, gas hob and extractor hood. There is also plentiful work and storage space. Stylish splash back tiling pair well with the butcher block effect work surfaces.

The two bedrooms are generously proportioned, and the master bedrooms has the added benefit of in-built storage solutions.

Completing the interior, is a three piece shower room, comprising of a w.c., wash hand basin and a walk in corner shower.

To the rear of the property is a fully enclosed communal garden, which has been well kept by the surrounding residents. There is also a sociable patio area.

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

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.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY?

TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

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.

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