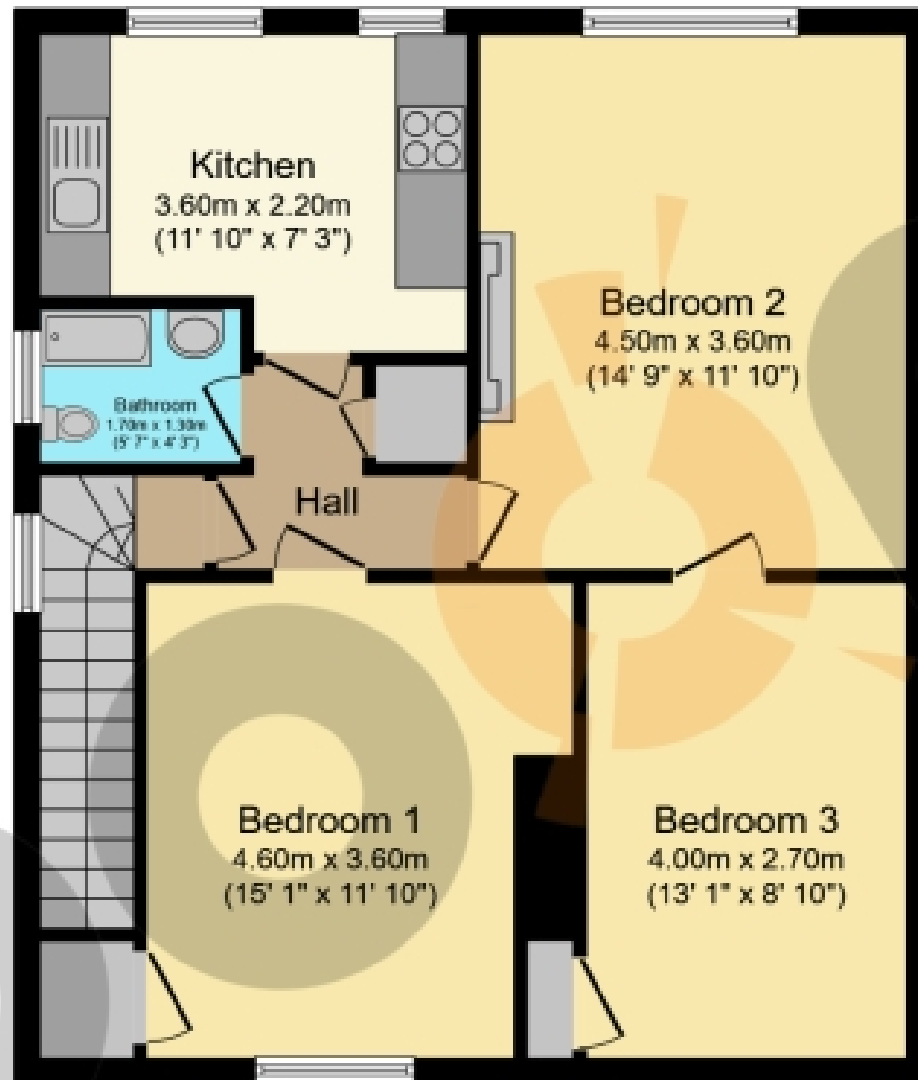




**4 Munro Drive, Kilbirnie**

**Offers Over £59,995**





## Floor Plan

Floor area 62.8 m<sup>2</sup> (676 sq.ft.)

**TOTAL: 62.8 m<sup>2</sup> (676 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

\* IMPRESSIVE PRIVATE PLOT (SIDE) PROVIDING OFF-STREET PARKING FOR UP TO 4 CARS \* EXCELLENT FIRST-TIME PURCHASE OR BUY-TO-LET INVESTMENT \* RECENTLY INSTALLED KITCHEN & BATHROOM \* SUPERB LOCAL AMENITIES \*. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 4 Munro Drive and this spacious upper cottage flat, situated in a popular Kilbirnie locale, just a short walk to a host of local amenities as well as Glengarnock train station.

Entry is via a private UPVC door, following the staircase to the hallway which provides access to all rooms. The lounge has been recently decorated with fresh neutral tones, fitted carpets, and the focal point fireplace provides a delightful warmth. The lounge is particularly bright and spacious.

The modern kitchen features ample white gloss storage cabinets, complemented by contrasting wooden countertops and a tiled splashback. Integrated appliances include a 4-ring electric hob, electric oven/grill, and there is further space for free-standing appliances where desired.

The recently installed bathroom is equipped with sleek white three-piece fixtures, including a compact bath with shower overhead, wash-hand-basin, and w.c. The space is enhanced by a stylish wet wall finish throughout, adding a contemporary touch.

There are two generously sized double bedrooms, each featuring a small cupboard for storing home essentials. Both rooms are decorated in a soft white and complemented with fitted carpets, providing a blank canvas ready for your personal touch. Concluding the property, the hallway includes a large cupboard provides further storage solutions.

The property boasts an impressive plot (to the side) offering the potential for an outbuilding or use as a spacious multi-car driveway for up to 4 cars. To the rear, you will find a shared drying green.

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. 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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