



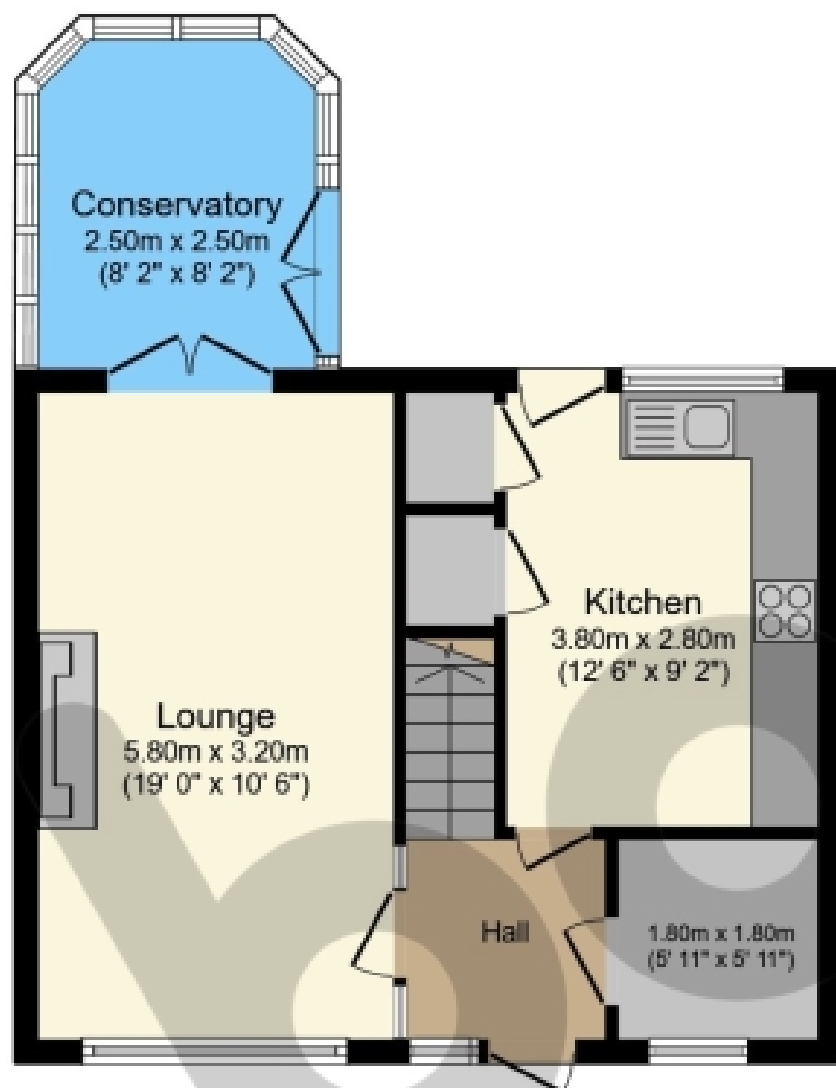
**Place View, Kilbirnie**

**Offers Over £115,000**



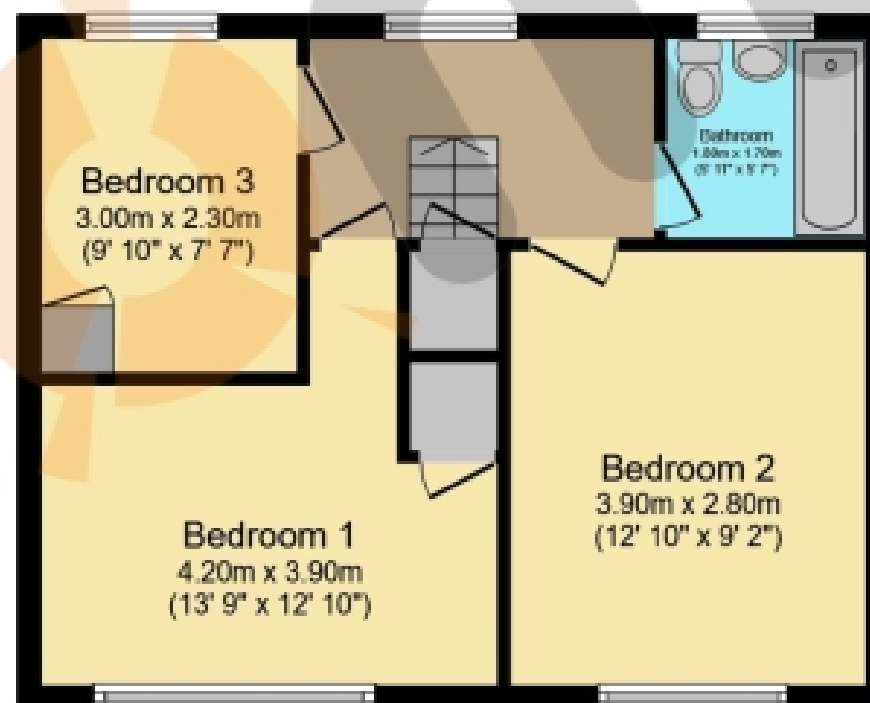






## Ground Floor

Floor area 48.3 m<sup>2</sup> (519 sq.ft.)



## First Floor

Floor area 42.9 m<sup>2</sup> (462 sq.ft.)

**TOTAL: 91.2 m<sup>2</sup> (981 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

**\*\* FULLY REFURBISHED FAMILY HOME \*\* RECENTLY INSTALLED MODERN KITCHEN \*\* FRESHLY DECORATED THROUGHOUT \*\* CLOSEBY TO SCHOOLS / AMENITIES / PUBLIC TRANSPORT LINKS \*\*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No. 24 Place View, Kilbirnie. A fabulously refurbished semi-detached home, offering a fantastic family home within walking distance from a host of local amenities, schools and public transport links.

Externally, the property boasts a two-car driveway, providing ample parking with a neatly paved walkway that leads to the front entrance.

As you enter the property, you are greeted by a bright and airy entrance, bathed in natural light. The home is adorned with fresh, neutral tones that flow seamlessly throughout the entire property.

The family lounge is generously spacious, featuring dual-aspect windows that flood the room with natural light. The focal point of the room is a charming fireplace, and glass-panelled doors open into the conservatory, offering a flexible family living space.

The recently installed contemporary kitchen features sleek white wall and base-mounted cabinetry paired with dark oak effect worktops that provide ample storage and workspace. The kitchen further benefits from brand new quality integrated appliances to include a four ring electric cooker and oven as well as plenty of space for freestanding appliances where desired.

The first floor of the property features three well-proportioned bedrooms. Bedrooms One and Three also benefit from built-in storage, offering practical and convenient space solutions.

Completing the interior is a pristine three-piece family bathroom, featuring a WC, a wash hand basin, and a bath with an overhead shower.

To the rear of the property is a private garden, offering a versatile outdoor space that, with the right enhancements, could be ideal for children and pets.

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 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 and are not to scale.

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