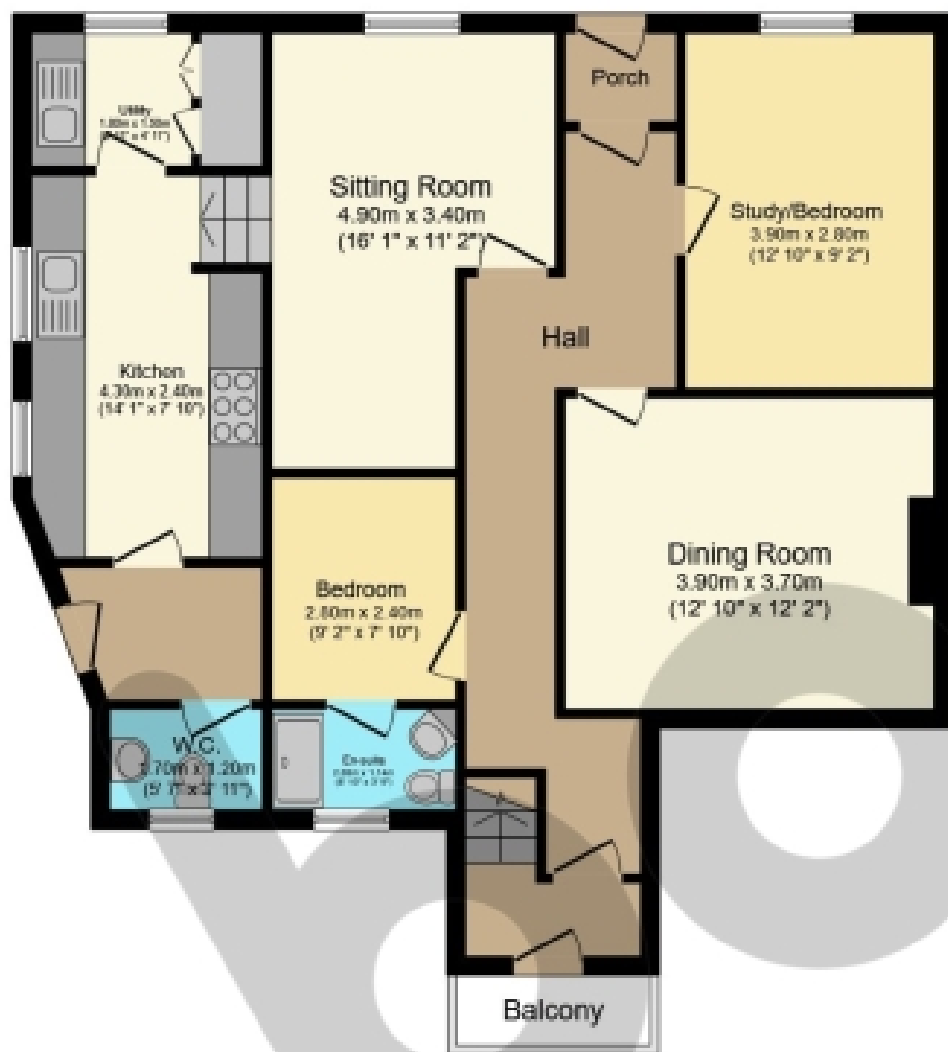




Daviesfauld, School Road, Kilbirnie

Offers Over £360,000





Ground Floor

Floor area 86.1 sq.m. (927 sq.ft.)



First Floor

Floor area 81.5 sq.m. (878 sq.ft.)

Total floor area: 167.7 sq.m. (1,805 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

Boom are delighted to bring to the North Ayrshire property market, this truly outstanding family home built circa 1860. The property has been meticulously maintained to the highest standard by the current owners and boasts many period features throughout.

Sandstone pillars offer access to an extensive gravel driveway framed by manicured lawns. No. 5 School Road is an exquisite, detached family home that effortlessly combines traditional charm and period features with wonderful modern upgrades creating a spectacular haven for contemporary family living. Situated within one of Kilbirnie's most sought-after addresses, this charming property is a true gem and presents a fantastic opportunity to acquire a truly one-of-a-kind home.

Step into an expansive ground floor designed for both comfort and functionality. At its heart is a stylish modern kitchen, complete with integrated fridge, freezer, range cooker, and a separate utility room/pantry, perfect for effortless everyday living. Convenient side access with a W.C. is just off the rear of the kitchen. A charming sitting room offers a welcoming retreat, while the formal dining room is ideal for entertaining, featuring a statement fireplace framed by elegant woodwork and built-in display cabinets. This level also includes a versatile study or additional bedroom and a well-appointed guest bedroom with en-suite shower room.

The upper level continues to captivate, featuring a grand formal lounge showcasing exquisite wedding cake cornicing and a striking fireplace, an ideal haven for relaxation and refined living. For a closer look, be sure to view Booms' HD video tour of this remarkable space. Three additional bedrooms can be found on this floor, including one with its own private dressing or sitting room, offering added comfort and flexibility. Completing the upper level is a pristine family bathroom, thoughtfully designed with a sleek wash hand basin, W.C., and a bath with overhead shower. The property has been well-maintained throughout and features modern sash and case double glazed windows, gas central heating and solid wood flooring.

To the rear of the property, a sun-drenched patio offers the perfect setting for outdoor dining and entertaining. Beyond, a well-maintained lawn and drying green provide practical outdoor space, complemented by a generous storage shed and a charming log store adding both functionality and character to this exceptional home.

This home comes equipped with solar panels that not only reduce your carbon footprint but also feed directly into the energy tariff, helping to lower your electricity bills.

Kilbirnie has a host of great local amenities including a health centre and well-known supermarket. The property is within safe walking distance Moorpark Primary School & Nursery as well as 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.

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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.

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