



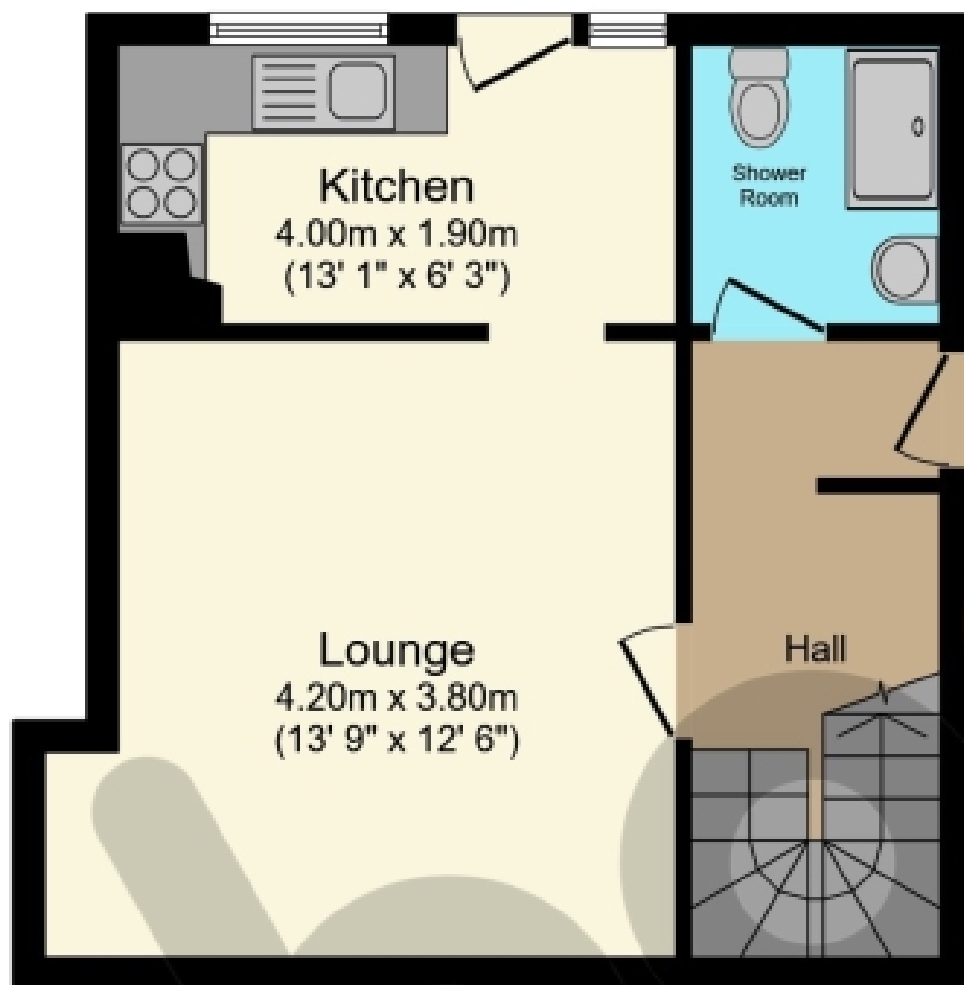
**31 Longbar Avenue, Glengarnock**

**Offers Over £97,500**

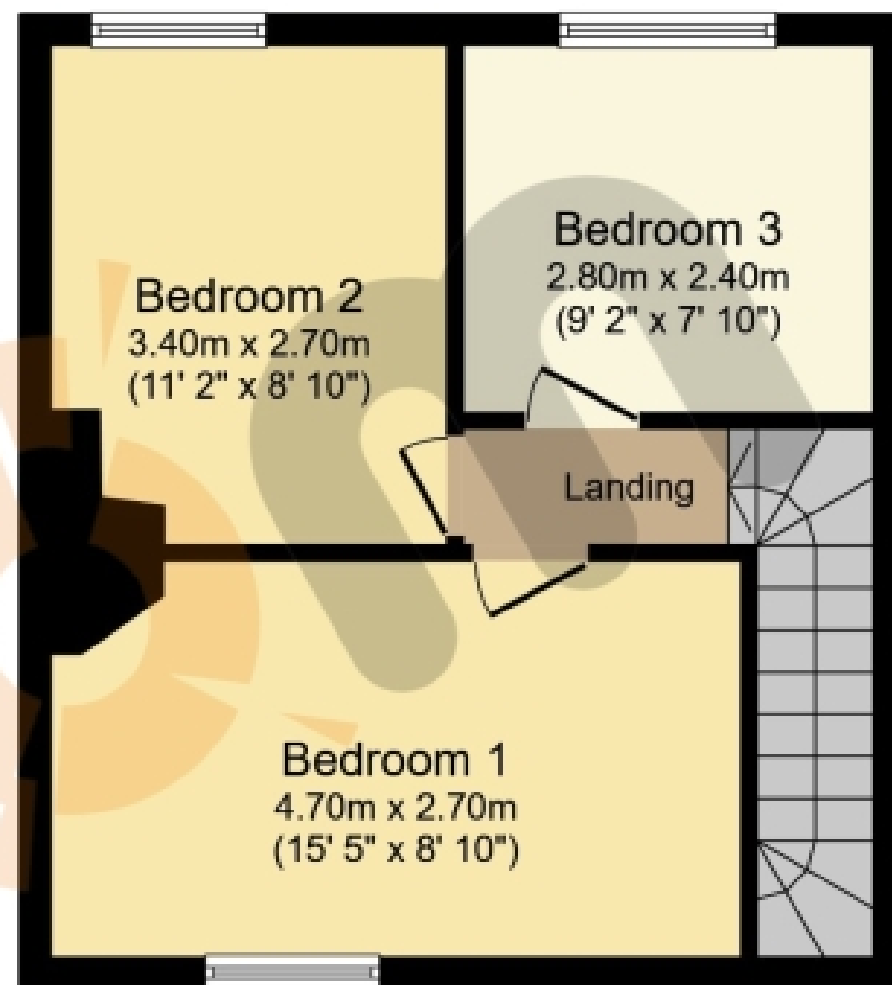








**Ground Floor**  
Floor area 35.4 sq.m. (381 sq.ft.)



**First Floor**  
Floor area 34.7 sq.m. (374 sq.ft.)

**Total floor area: 70.1 sq.m. (755 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

**\*WONDERFUL FAMILY HOME \* POPULAR LOCALE\* \* WRAP AROUND GARDENS\* \* SHORT WALK TO GLENGARNOCK TRAIN STATION \*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 31 Longbar Avenue, a charming semi-detached home located in the highly desirable Glengarnock area. Ideally located within walking distance to Glengarnock Railway Station, providing regular services to Glasgow City Centre in less than 30 minutes.

The front of the property boasts excellent kerb appeal, enhanced by beautifully manicured gardens. Step inside to a welcoming entrance hallway, providing access to the ground-floor rooms.

The lounge offers generous proportions, making it the perfect space for family living. A focal point fireplace adds a touch of elegance while providing warmth during the winter months. The light neutral décor is complimented by an abundance of natural light that pours into the room, creating a bright and inviting atmosphere.

The kitchen features a range of base and wall cabinets in a neutral cream tone, complemented by contrasting countertops. The ample cabinetry offers plenty of storage space, while the wood-effect worktops provide generous room for food preparation. Integrated appliances include an electric oven, a four-ring electric hob, and an extractor fan. Under-counter storage offers additional space, making room for standalone appliances such as a washer-dryer and fridge-freezer. Completing the ground floor is the family shower room, which features a spacious walk-in shower, WC, and wash hand basin.

Move up the carpeted staircase to the upper level, where you'll find access to all three generously sized bedrooms. Each room boasts impressive dimensions and is bathed in an abundance of natural light, creating a bright and airy atmosphere throughout.

The rear garden is fully enclosed, with sections of lawn and a social patio area; the ideal space for dining alfresco on a warm summer's day.

The property further benefits from gas central throughout and has UPVC single glazed windows.

Glengarnock has a host of great local close by, including a health centre and well-known supermarket. The property is also within the catchment area for the newly built Garnock Community Campus which combines nursery, primary and secondary education alongside a 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 literally on the doorstep 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.

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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 and no guarantees are given. Thank you.

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