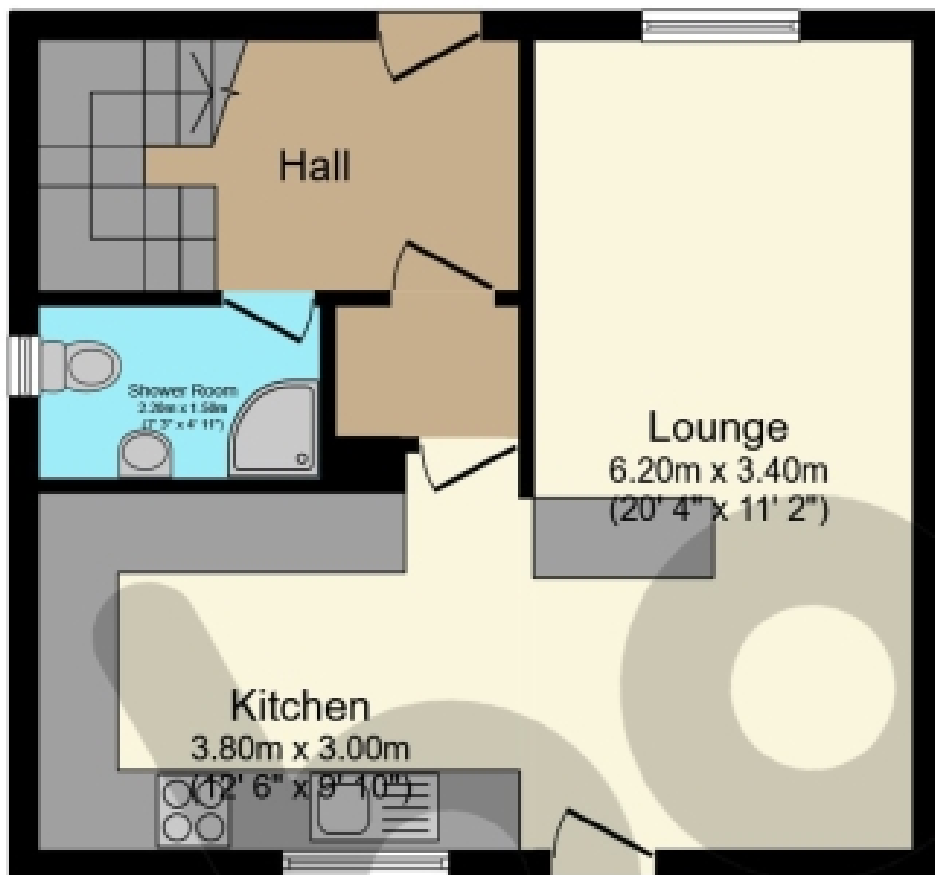




13 Dipple View, Kilbirnie

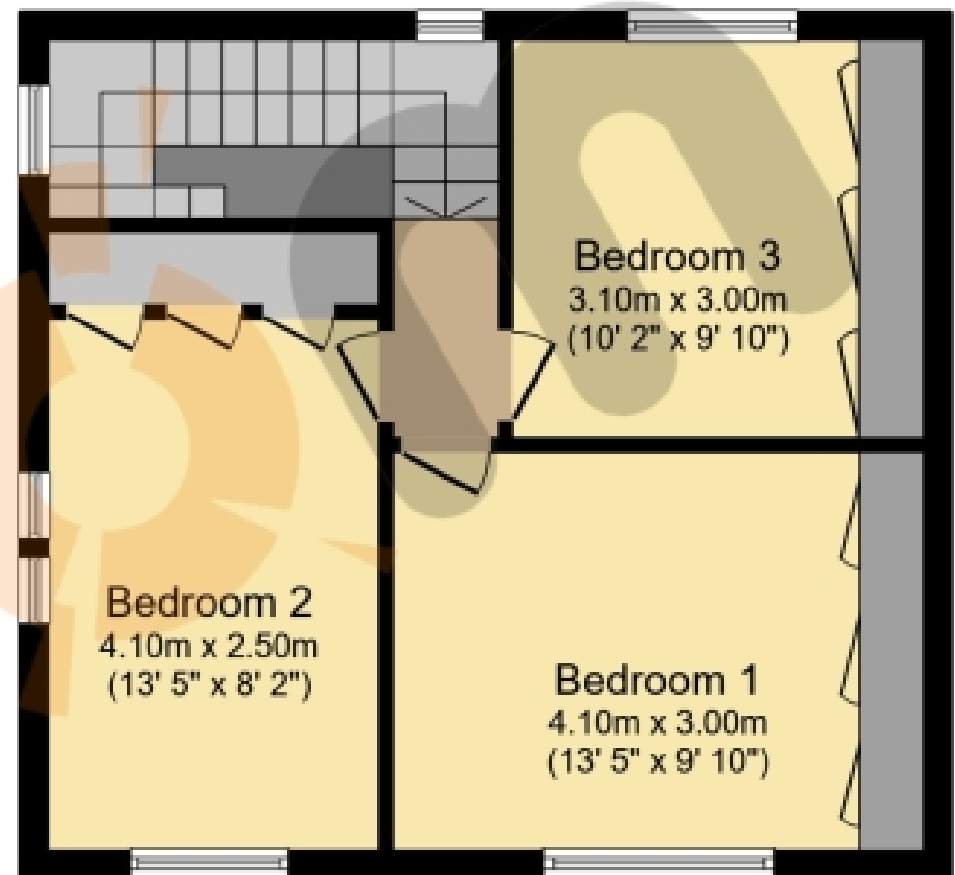
Offers Over £95,000





Ground Floor

Floor area 40.3 sq.m. (433 sq.ft.)



First Floor

Floor area 40.3 sq.m. (433 sq.ft.)

Total floor area: 80.5 sq.m. (867 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

*IDEAL FAMILY HOME * OPEN PLAN KITCHEN DINER * MULTICAR DRIVEWAY PARKING * MANICURED GARDENS * Please contact your personal estate agents, The Property Boom, for much more details and a copy of the Home Report.

Welcome to No. 13 Dipple View, a fabulous three-bedroom semi-detached family home in the extremely popular Kilbirnie locale. The property boasts well laid out front and rear gardens, impressive dimensions and plenty of family space. The property is sure to appeal to many, so early viewing is advised.

To the front of the property sits a well-maintained garden which is predominantly laid to lawn with a selection of decorative planting enhancing the charm of this entire space.

Upon entering the welcoming reception hallway, you quickly notice the impressive scale of this wonderful accommodation. The family lounge is particularly spacious and is awash with natural sunlight, thanks to the dual aspect window formations. This comfortable living space has been tastefully decorated with warm, neutral tones and wood flooring creating a welcoming, cosy feel. The designated dining area offers the perfect space for indoor entertaining all year round.

The ultra-modern kitchen offers an abundance of storage within various wall to floor mounted units with contrasting countertops, creating a fashionable and efficient workspace. The kitchen is further complemented with a host of integrated appliances, creating the ideal space to whip up family meals.

The shower room sits conveniently on the ground floor and comprises of a three-piece bathroom suite to include a corner shower cubicle, recessed w.c. and wash hand basin within the vanity unit. The contemporary fixtures and fittings add a stylish feel to the space.

Access to the upper level is via a carpeted staircase with quality timber handrail. The upper level is home to three generously proportioned bedrooms, each of which benefit from excellent storage solutions in the form of built-in cupboards.

The rear door opens out to the landscaped rear garden and the sociable patio area – perfect to gather with family and friends to enjoy a BBQ and quality outdoor family time. The garden is wonderfully presented and even benefits from an outdoor bar/ man cave! Also at the rear is a gated three car driveway, ideal for safe, off-street parking.

The property further benefits from gas-central heating and double glazing throughout, providing all rooms with a delightful warmth.

Please note that this is a cash purchase only as it is a Lindsay construction.

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. This fabulous family home in a highly sought-after location will be very popular.

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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