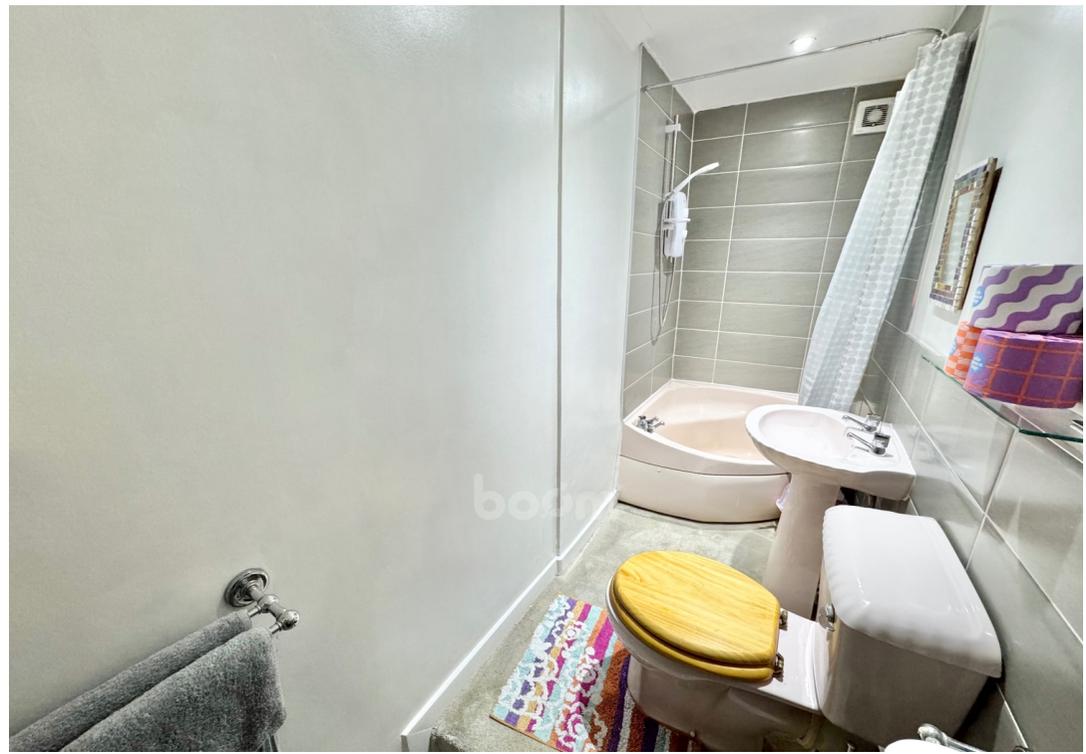
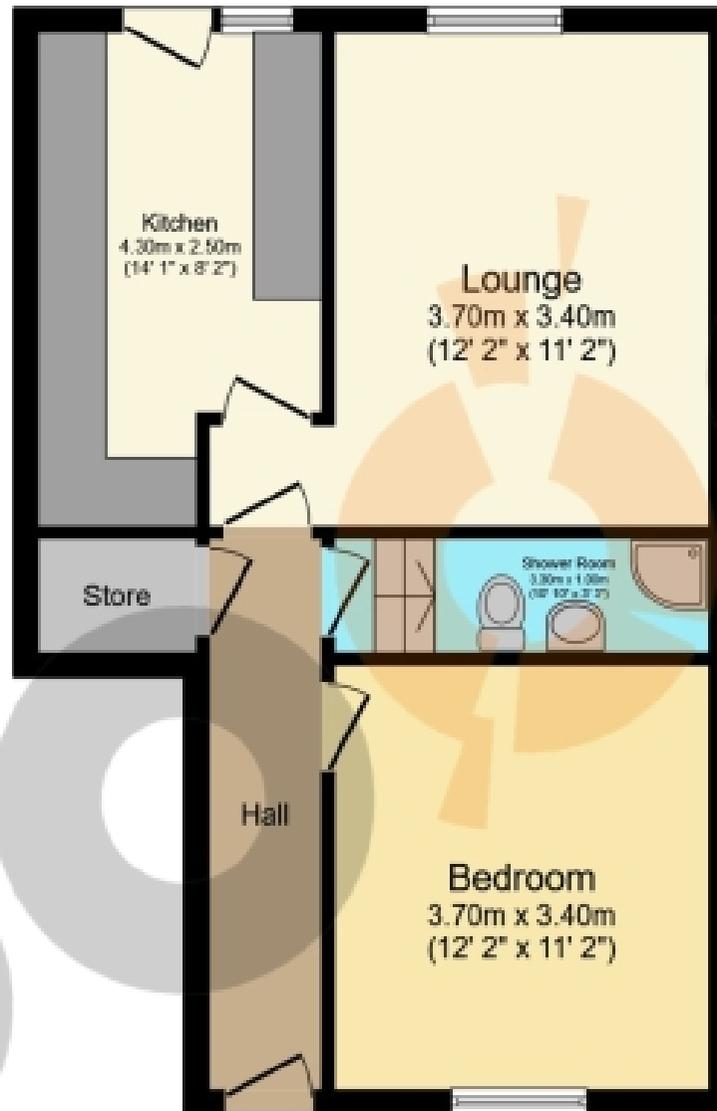




**4 Knoxville Road, Kilbirnie**

**Offers Over £59,000**





### Floor Plan

Floor area 48.6 sq.m. (523 sq.ft.)

**Total floor area: 48.6 sq.m. (523 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

Welcome to No. 4 located on the quiet street Knoxville Road in the heart of Kilbirnie, this charming ground floor, own door flat is the ideal space for those downsizing, or first time buyers alike.

Access to the flat is via a paved front garden, and a delightfully decorated, light blue front door, with feature stain glass just above. Entering the property itself, you are presented with a welcoming entrance hallway, seamlessly connecting you with all rooms.

The lounge is spacious, and features masses of natural light pouring in through the large picture window.

The kitchen is well appointed, with space for free standing appliances, and wall and base mounted cabinetry. In the property, you will find a three-piece bathroom, comprising of a corner bath with shower overhead, a w.c. and a wash hand basin.

To the front of the property is a generously proportioned double bedroom, also featuring floods of natural light.

To the rear of the property, are well maintained communal gardens, along with drying areas and a multi car driveway, offering safe and convenient off street parking. A seating area makes it the idea space for alfresco dining on warm summer days.

Kilbirnie has a host of great local amenities including the Lochshore development which has transformed Kilbirnie Loch, located within walking distance of the property, to include nature walkways with accessible pathways and The Hub if you fancy a coffee with views over the Loch.

A well-known supermarket is also conveniently close by. 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.

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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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