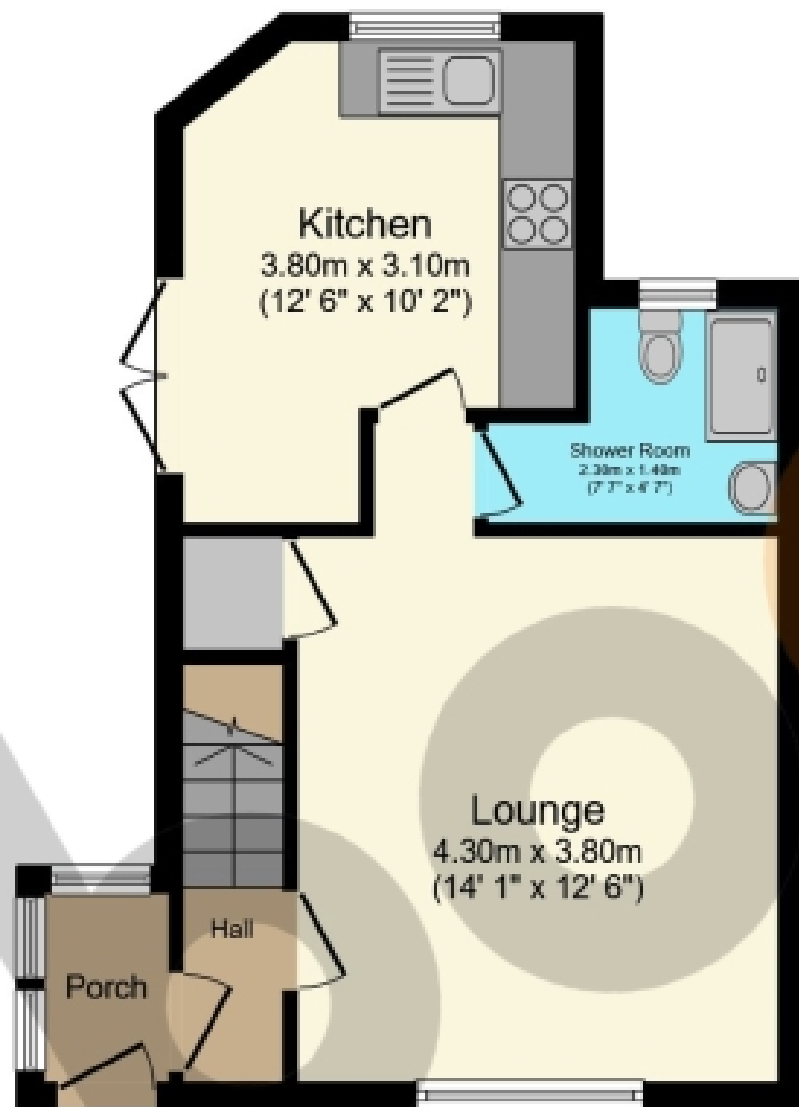




62 Central Avenue, Kilbirnie

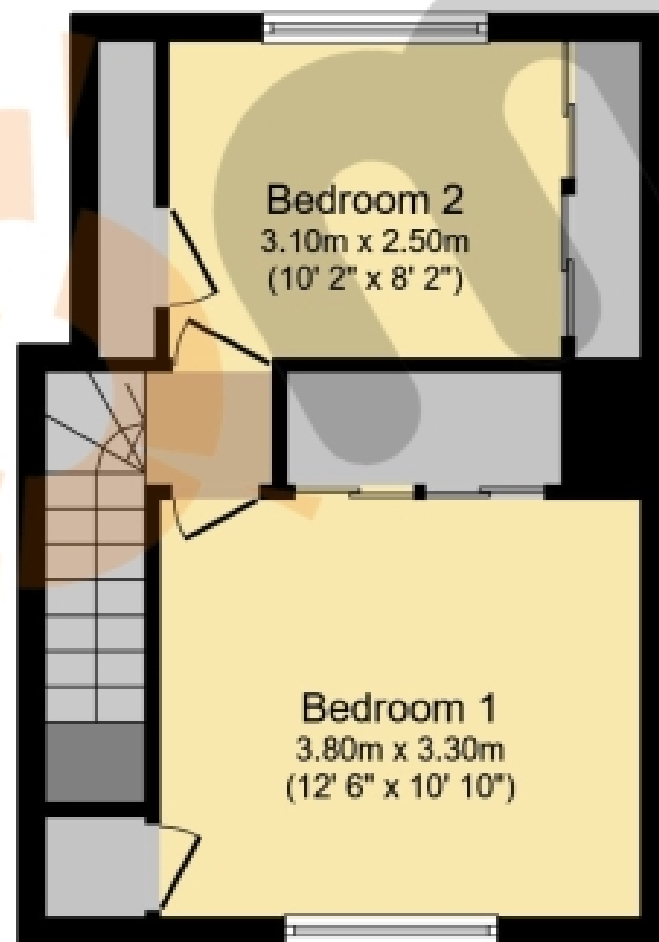
Offers Over £110,000





Ground Floor

Floor area 36.5 sq.m. (393 sq.ft.)



First Floor

Floor area 31.4 sq.m. (338 sq.ft.)

Total floor area: 67.9 sq.m. (731 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

62 Central Avenue is a welcoming two-bedroom extended villa. It truly is walk-in condition, and we recommend early viewing to avoid disappointment.

It has a multi car driveway, enclosed low maintenance gardens and a stunning dining kitchen making for the perfect family home.

Walking into the home you will immediately walk into the quaint porch that is an ideal cloakroom space for coats and boots.

The Lounge has solid wood flooring with a mixture of solid timber doors and timber/glass doors. The room is thoroughly stylish with grey muted tones throughout and a large picture window allowing masses of natural light.

The spacious kitchen is fitted with high gloss white wall and base mounted cabinetry, paired with grey countertops, tiled splashback and hi sheen porcelain floor tiles. There is a dedicated space for dining, ideally located by the glass panelled French doors, providing easy access to the back garden space.

The opulent tiled shower room is on the first floor and is fitted with a large walk-in shower cubicle, and there are subtle grey and white accents.

Upstairs you will come to both the master bedroom and bedroom two. The master bedroom is an elegant space with all white walls and carpeted flooring; it further benefits from a mirrored sliding door wardrobe and a large picture window to the rear.

Bedroom two is similar and has wood effect flooring. It is a highly versatile space.

The back garden has both a paved patio and turfed areas. It is fully enclosed, making it ideal for children and pets alike. There is convenient access to the driveway and the timber fence ensures privacy.

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.

www.thepropertyboom.com
Head Office : 31 Braehead, Beith, KA15 1EG
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com