



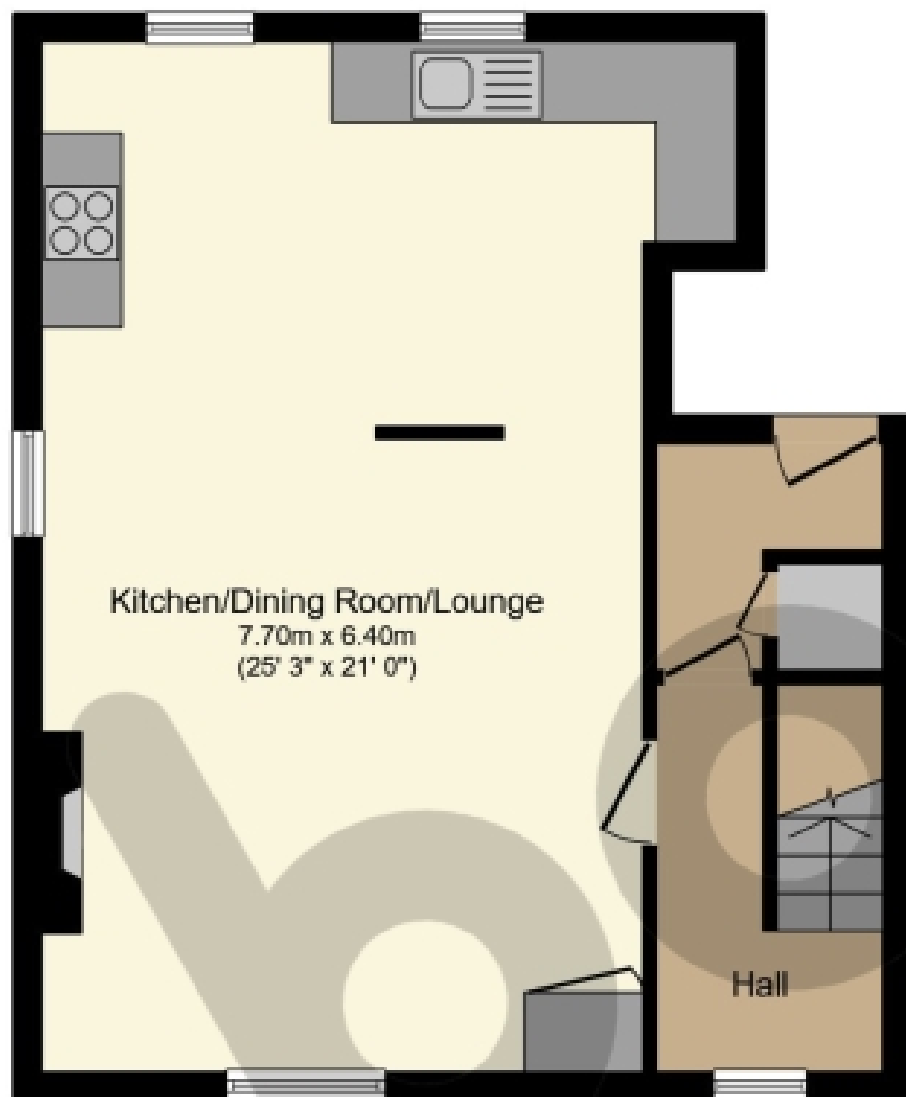
**9 Mill Road, Kilbirnie**

**Offers Over £85,000**



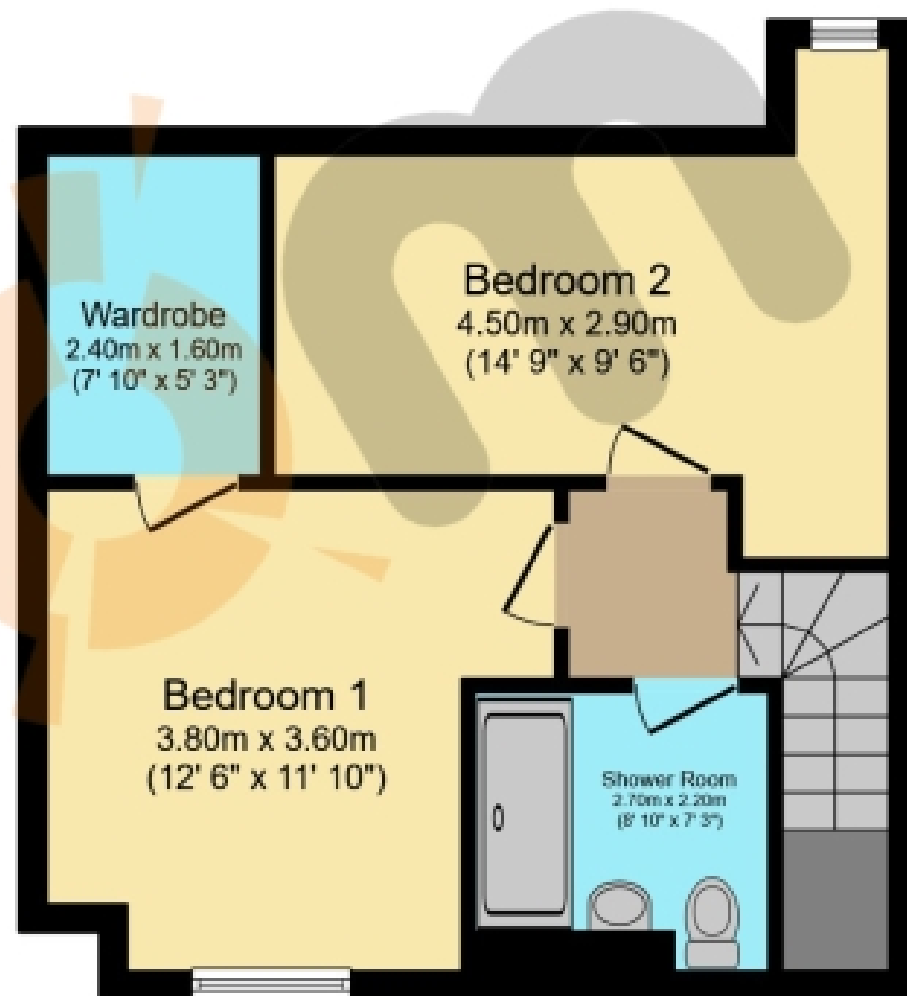






### Ground Floor

Floor area 44.2 sq.m. (475 sq.ft.)



### First Floor

Floor area 38.7 sq.m. (416 sq.ft.)

**Total floor area: 82.8 sq.m. (892 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

Nestled within walled grounds and accessed through a gated entrance, No. 9 Mill Road stands as a seldom available mill house, cleverly transformed into 4 distinct apartments. This residence exudes an abundance of character and charm and is surrounded by serene greenery. Just a short walk to a distance to a host of amenities and public transport links, this wonderful home is sure to appeal to a wide range of buyers.

Approached through a well-maintained communal close and spiral staircase, Flat 1/1 awaits. Upon entering, the first floor unfolds into a freshly decorated open-plan living design with impressive dimensions, new carpeting, chic spotlights and a delightful multi-fuel stove that fills the room with a delightful warmth.

The living space effortlessly transitions into the newly fitted kitchen, with a range of sage wall and base mounted units, elegantly paired with butcherblock worktops. The kitchen includes quality integrated appliances such as an induction hob and oven alongside freestanding appliances to include a fridge freezer, washing machine and dishwasher which will all be included within the sale.

Ascending to the upper level lies two generously proportioned bedrooms, with Bedroom One benefiting from a convenient walk-in wardrobe. The property is completed with a pristine shower room, comprising of a walk-in shower cubicle, W.C., and wash hand basin.

To the rear of No. 9 lies a substantial communal garden, predominantly laid to lawn. Apartment 1/1 offers its own private garden section, fully enclosed, presenting an ideal space for the family and pets. An external coal cellar provides additional storage.

The property has been extensively refurbished, featuring newly installed gas central heating and radiators, all with guarantees in place.

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.

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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