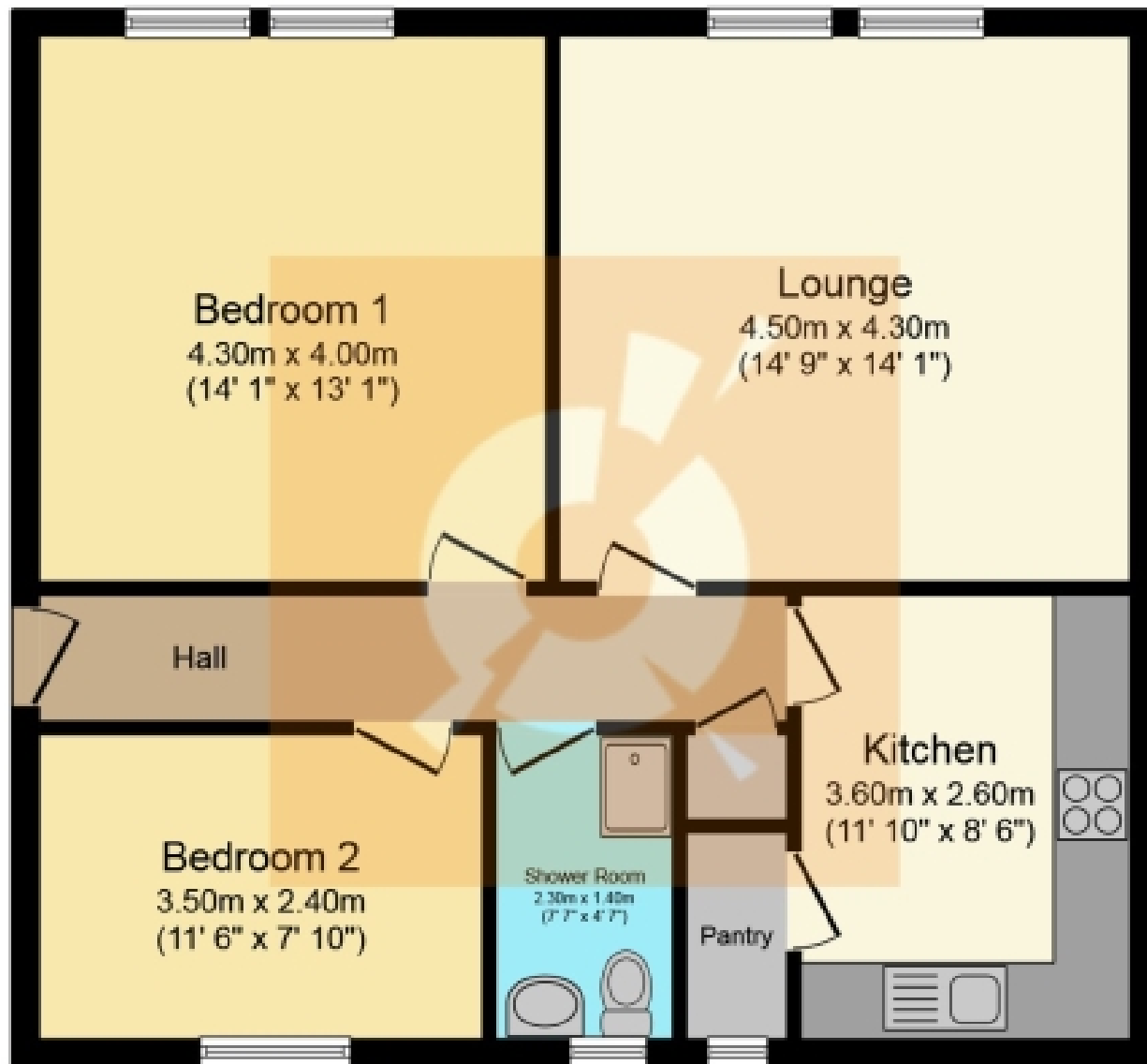




Flat 1/L, 68 Main Street, Kilbirnie

Offers Over £65,000





Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

**** NEW ROOF & INSULATION (2023) ** NEW FLOORING ** TWO GENEROUSLY PROPORTIONED BEDROOMS ** PRIVATE & COMMUNAL GARDENS ** FANTASTIC FIRST-TIME PURCHASE ** SHORT WALK TO LOCAL AMENITIES ****. Please contact your personal estate agent, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 68 Main Street and this charming two-bedroom apartment which makes for a great first-time purchase. The property is ideally placed in the Kilbirnie, with great local amenities on your doorstep and just a short walk to Glengarnock train station with regular services to Glasgow City Centre.

Entrance into the building is through a well maintained communal close and staircase which is all self-factored between residents. Moving into the property will bring you to the stylish family lounge, featuring recently fitted flooring and neutral décor. The focal point fireplace with gas fire provides this entire space with a delightful warmth.

The kitchen features oak-effect base and wall-mounted cabinetry with contrasting countertops. There is ample dining space and integrated appliances include a 4-ring gas hob and electric oven/grill, stainless-steel sink as well as a convenient pantry cupboard.

The remaining rooms in the property are the two generously proportioned bedrooms and shower room. The shower room features a large walk-in shower cubicle, W.C. and wash-hand-basin which is contained within vanity storage.

Moving to the rear of the property you'll find the communal and private gardens. The chipped area and drying green area both communal, and the lawn section behind the drying green is private to Flat 1/L.

This property further gains from central heating and double glazing throughout. The gas-central heating is controlled via a Hive heating thermostat.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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