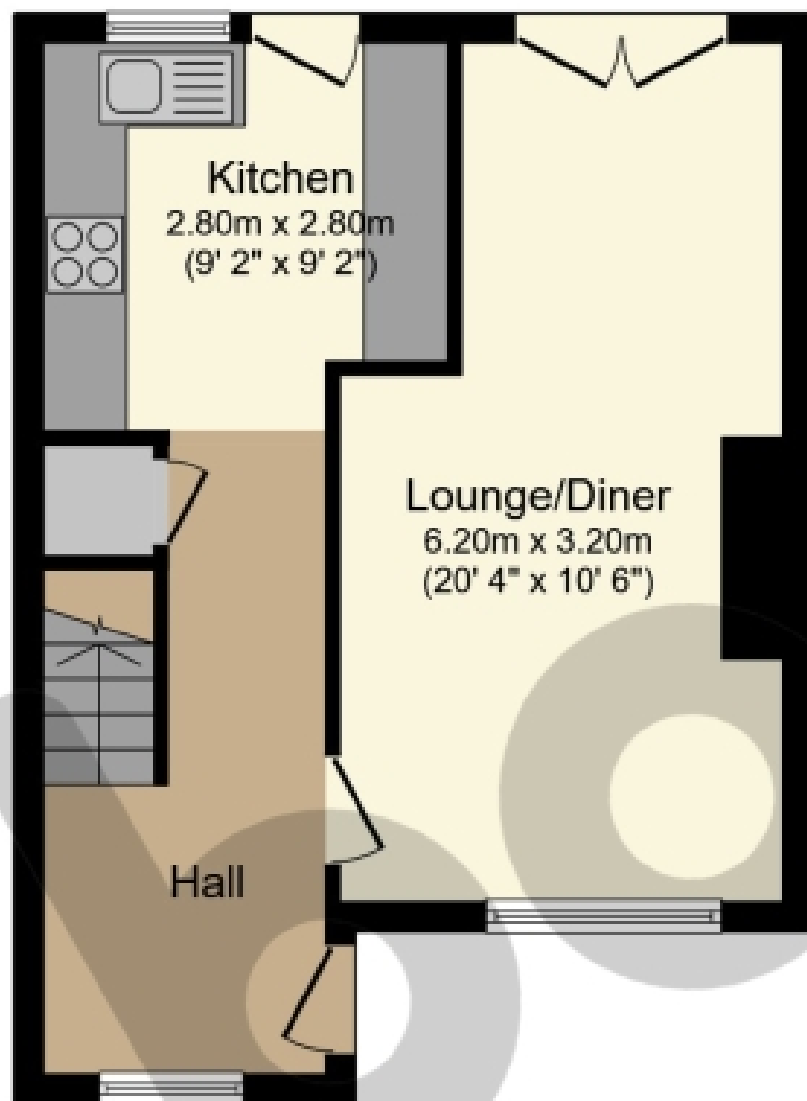




31 St. Brennans Court, Kilbirnie

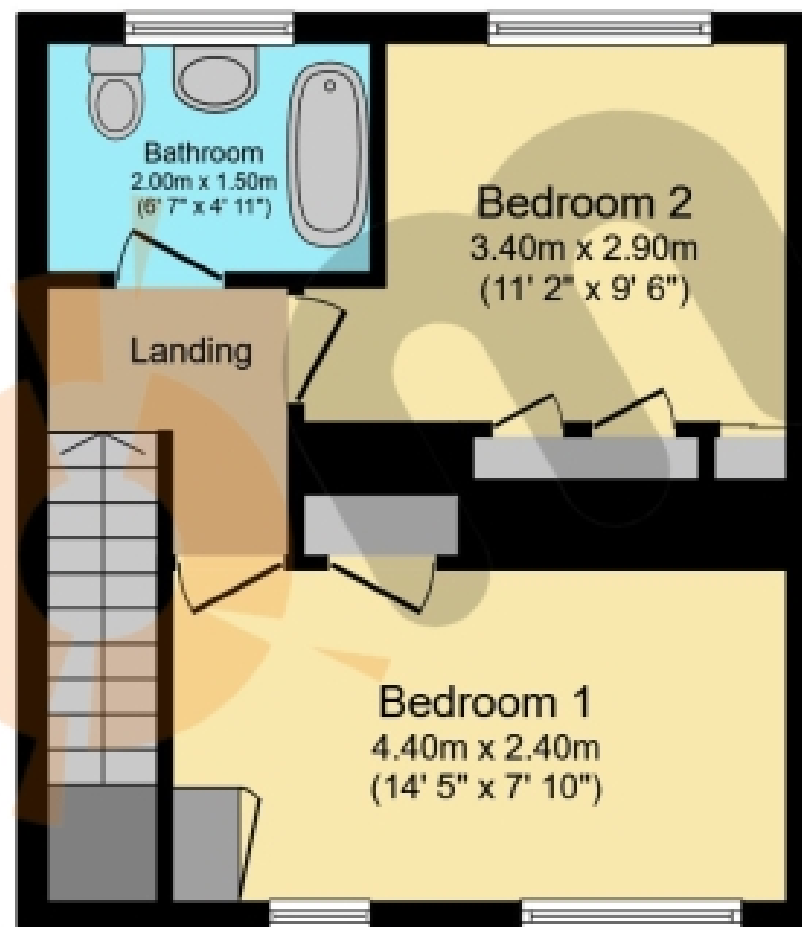
Offers Over £95,000





Ground Floor

Floor area 35.6 sq.m. (384 sq.ft.)



First Floor

Floor area 33.1 sq.m. (356 sq.ft.)

Total floor area: 68.7 sq.m. (740 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

31 St. Brennans Court is a fabulous family home which has been fully renovated and features two generously proportioned bedrooms with integrated storage. The property is ideally placed in the Kilbirnie locale, making it close to a host of great local amenities.

Walking up the low-maintenance front garden and into the property will bring you to the family lounge/dining area. The lounge has been recently decorated with neutral tones and aesthetic quality flooring creating a clean, minimalist look. There is plenty of floor space providing room for a dining table, making the property ideal for at-home dining.

The ultra-modern kitchen has been recently replaced, featuring matte black cabinetry and marble-effect countertops. Integrated appliances include a gas hob with extractor hood, double oven, fridge freezer, and dishwasher.

Moving up the stairs will bring you to the bedrooms and the family bathroom. Both bedrooms are generously proportioned, with both featuring integrated storage in the form of mirrored wardrobes. The bathroom is fully tiled and features a W.C., wash hand basin and bath with overhead shower.

To the back of the property is the fully enclosed rear garden. It is incredibly low maintenance with a shed and an all-patio space which can be used as a multi-car driveway.

The property further gains from gas central heating and double glazing throughout.

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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