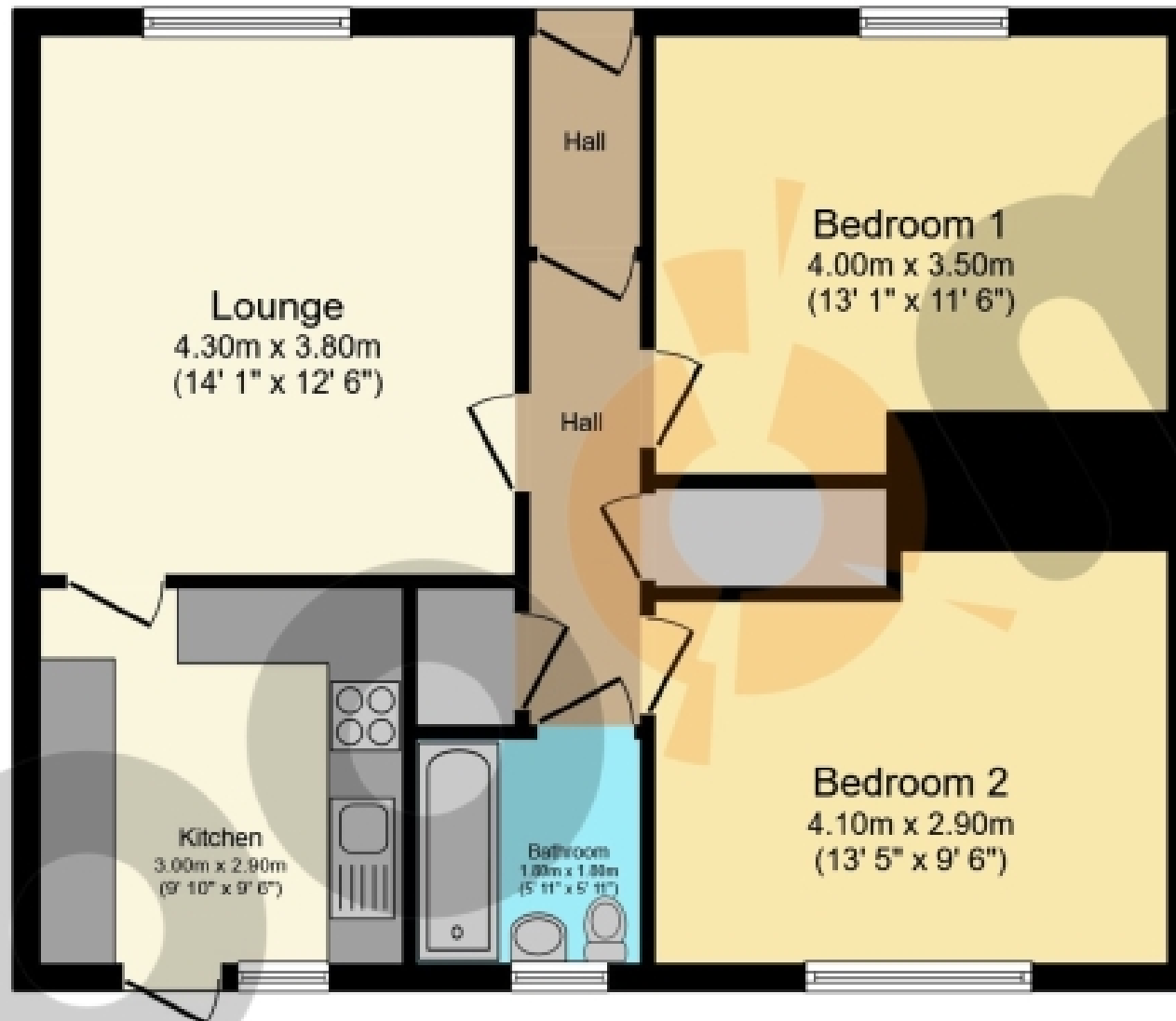




41 Bathville Road, Kilbirnie

Offers Over £49,995





Floor Plan

Floor area 66.6 sq.m. (717 sq.ft.)

Total floor area: 66.6 sq.m. (717 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

No. 41 Bathville Road is a charming two-bedroom lower cottage flat, presented to the market with no onward chain, making it an excellent opportunity for first-time buyers, buy-to-let investors, and professionals alike. The property enjoys a convenient location in the heart of Kilbirnie, close to local amenities and excellent transport links.

Externally to the front, you'll find the private front garden featuring decorative stone chips and enclosed with mature shrubbery. Upon entering, you'll gain access in the first instance to the entrance hallway, which provides access to most of the rooms.

The spacious lounge features neutral décor and generous proportions, offering a bright and welcoming space that serves as a perfect blank canvas for new owners.

Adjacent to the lounge, the kitchen is fitted with a host base and wall-mounted cabinetry, offering ample integrated storage. A breakfast bar provides the perfect spot for a morning coffee.

The property further comprises two double bedrooms, each benefiting from generous dimensions and built-in storage. The fully tiled bathroom is finished in neutral tones and includes a W.C., a wash hand basin, and a bath with an overhead shower.

To the rear, an extensive garden offers a decked area overlooking the lawn and chipped section-an ideal space for relaxation, or entertaining guests.

This property further gains from gas central heating and double glazing.

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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