



Ladybank, 38 Stoneyholm Road, Kilbirnie

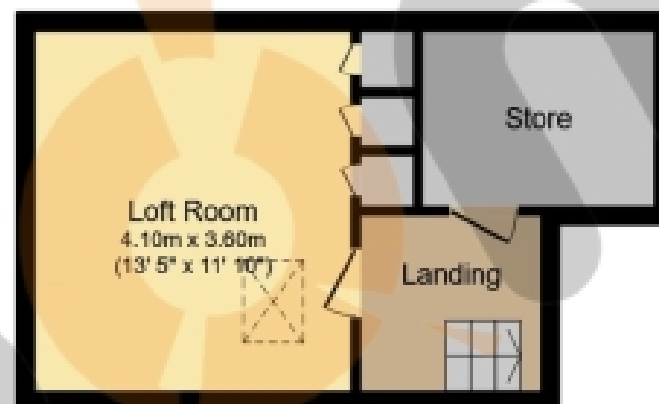
Offers Over £185,000





Ground Floor

Floor area 80.7 sq.m. (868 sq.ft.)



Second Floor

Floor area 26.1 sq.m. (281 sq.ft.)



Garage

Floor area 12.9 sq.m.
(139 sq.ft.)

Total floor area: 119.7 sq.m. (1,288 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

Welcome to No. 38 Stoneyholm Road and this charming detached bungalow, occupying a favourable Kilbirnie address, and set just a short walk to a host of excellent local amenities and transport links. This property offers exceptional potential, featuring an extensive rear garden and a desirable cul-de-sac location with no through traffic, making it an ideal family home.

Approaching the property, a private gated driveway leads to the entrance porch, which opens into a welcoming hallway providing access to the main rooms. The impressive lounge showcases charming period features, including elegant cornicing, a bay window, and a feature fireplace.

Across the hall lies the kitchen, offering ample storage to include a convenient pantry. Within the kitchen you'll find the staircase to access the floored loft space, which offers a multitude of potential uses, subject to the relevant planning permission. A large Velux window fills the room with natural light.

Also, on the ground floor you will find three well-proportioned bedrooms and the shower room. Each bedroom offers generous dimensions, with Bedroom One currently used as a second sitting room, highlighting the home's flexibility. The shower room includes a WC, a wash hand basin, and a walk-in shower cubicle.

To the rear of the property lies the extensive garden grounds with fantastic potential for extension or further development, subject to the relevant planning permissions. This generous outdoor space enjoys desirable views across the valley, with mature trees and shrubbery. This property further gains from having both gas central heating and double glazing throughout.

Kilbirnie has a host of great local amenities, including a health centre and a well-known supermarket. The property is also within the catchment area for the newly built secondary School, Garnock Community Campus, with a 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 a 20-minute 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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