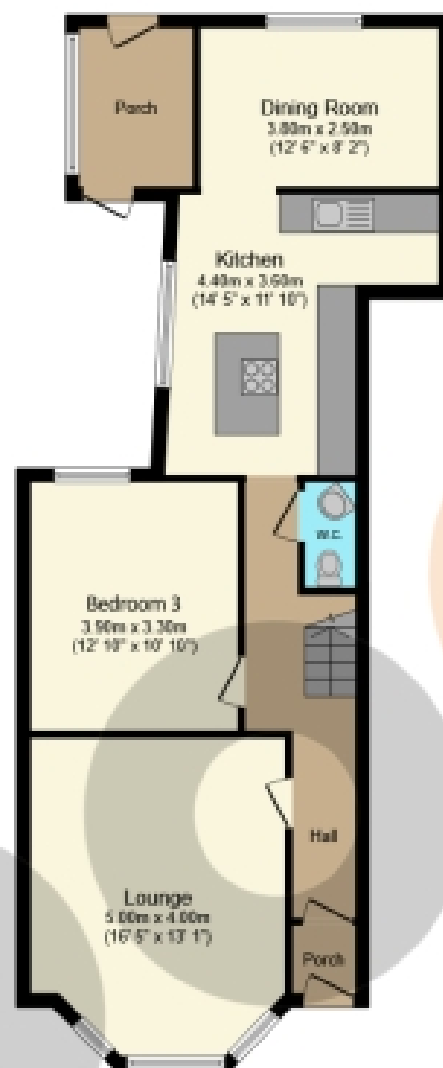




Murieston, 49 Stoneyholm Road, Kilbirnie

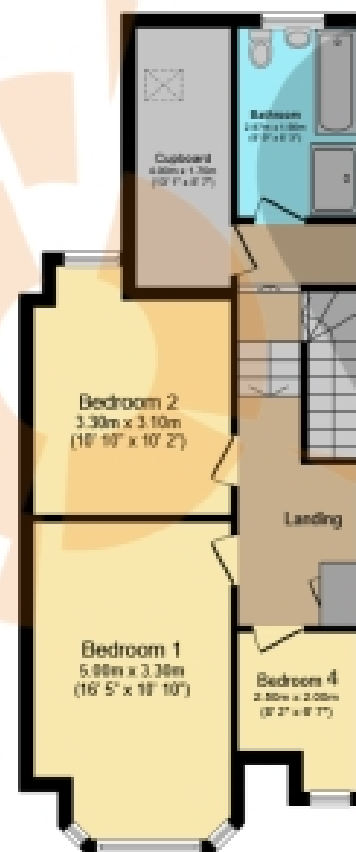
Offers Over £295,000





Ground Floor

Floor area 72.8 sq.m. (783 sq.ft.)



First Floor

Floor area 55.8 sq.m. (600 sq.ft.)

TOTAL: 128.5 sq.m. (1,384 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 Murieston, a stunning blonde sandstone semi-detached villa boasting character and charm throughout. Located at No. 49 Stoneyholm Road, Kilbirnie this property is just a short walk from local amenities, schools and public transport links.

The front of the property is meticulously maintained with manicured lawn section and an extensive multicar driveway. Entering the property itself, you are presented with a bright and open hallway, seamlessly connecting you with all rooms on the ground floor. The family lounge boasts impressive heights and dimensions, complimented by intricate cornicing, traditional fireplace and a delightful bay window formation.

The ultra-modern kitchen holds plenty of matte wall and base mounted cabinetry, paired with Quartz countertops for a stylish and efficient workspace. The kitchen has an array of quality integrated appliances, including an oven, induction hob and fridge freezer. Off the kitchen is a separate dining room; the perfect space for friends and family to enjoy an evening meal.

Adding to this flexible family home, is Bedroom Three, currently being utilised as a sitting room. Completing the ground floor is a convenient W.C.

Into the upper level are the remaining three bedrooms - Bedrooms One and Two are generously proportioned, while Bedroom Four offers the perfect work from home space. Completing the home internally is a fully tiled, four-piece family bathroom comprising of a bath, walk-in corner cubicle, W.C. and wash-hand basin.

The rear garden of No.49 is fully enclosed and fabulously low maintenance. The garden holds a sociable patio area, manicured lawn section and the added bonus of a summer house with full electrics – the perfect spot to enjoy the countryside scenery

The property further benefits from 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.

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

www.thepropertyboom.com
Head Office : 31 Braehead, Beith, KA15 1EG
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com