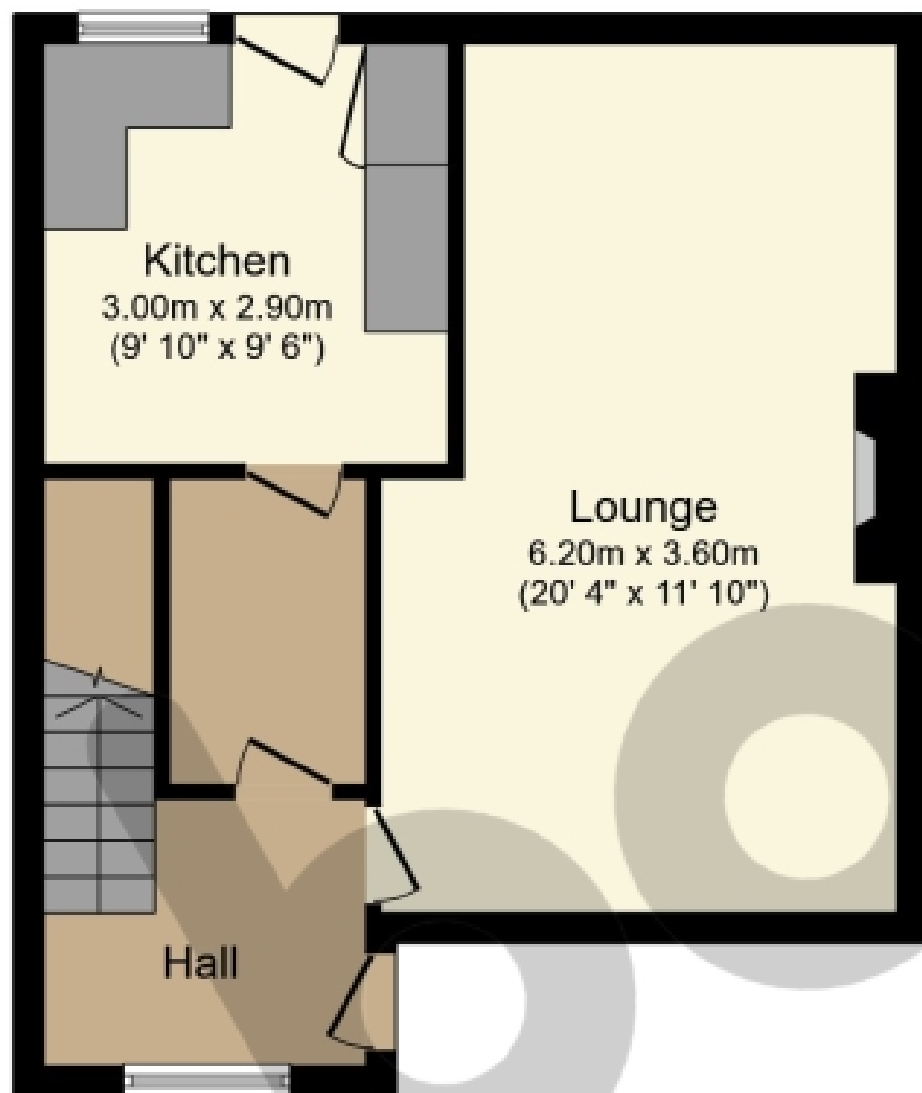




Sunderland Court, Kilbirnie

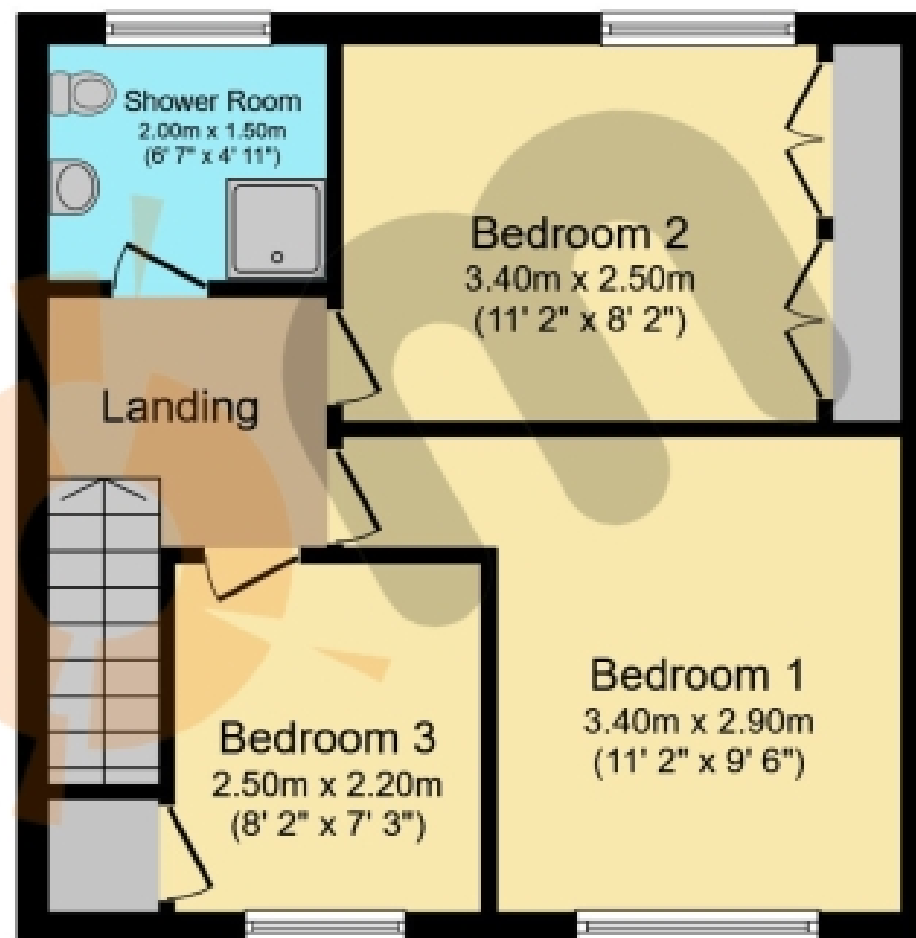
Offers Over £89,995





Ground Floor

Floor area 40.3 sq.m. (434 sq.ft.)



First Floor

Floor area 37.8 sq.m. (407 sq.ft.)

Total floor area: 78.2 sq.m. (841 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

**** NEW COMPETITIVE ASKING PRICE ** FANTASTIC FIRST-TIME PURCHASE WITH NO ONWARD CHAIN ** SPACIOUS DIMENSIONS ** LOW MAINTENANCE REAR GARDEN ** CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS **** Please contact your personal estate agent, The Property Boom, for much more information and a copy of the Home Report.

No. 34 Sunderland Court is ideally placed in the ever-popular Kilbirnie locale, close to excellent amenities and reliable transport links. With the added bonus of no onward chain, the property makes for a fantastic first-time purchase or buy to let investment.

The front of the home is fabulously low maintenance with a paved walkway leading to the entrance. You're welcome into the family lounge in the first instance, boasting generous proportioned and dual aspect window formation, allowing masses of natural light. The large dimensions allow for ample dining space and flexible living.

The kitchen is fitted with white base and wall-mounted cabinets alongside plenty of space for kitchen appliances where desired.

Into the upper level are three well-proportioned bedrooms with Bedroom One and Three both benefiting from built-in storage. The wet room is highly accessible and features a shower, wash hand basin with vanity storage and a W.C.

The rear garden is low-maintenance with decorative stone chipping and features a shed for additional storage.

THIS PROPERTY HAS AI DRESSING ON SOME OF THE PHOTOS TO ENHANCE THE LISTING

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

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