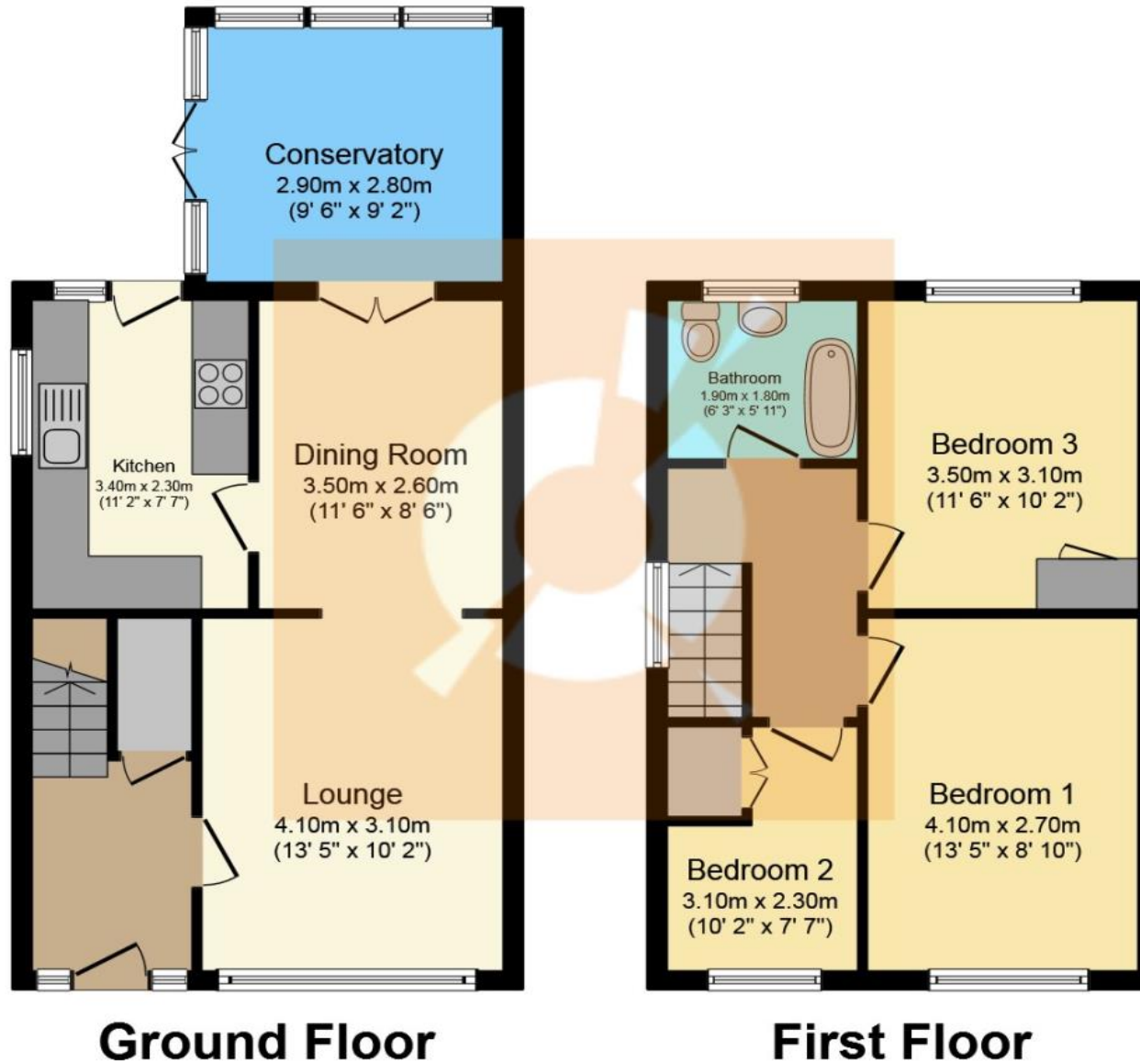




127 Herriot Avenue, Kilbirnie

Offers Over £119,950





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

*** BEAUTIFULLY PRESENTED 3 bedroom semi-detached villa*** large mono block driveway with garage. CONSERVATORY and fully enclosed back garden with sociable patio area in quiet cul-de-sac location. Please call your local Estate Agents The Property Boom for more information.

Welcome to 127 Herriot Avenue, an excellent, 3 bed semi-detached family villa in an extremely popular and child friendly Kilbirnie locale. Entered via a tasteful UPVC double-glazed door to a bright and airy entrance hallway presented in neutral tones and providing access in the first instance to the lounge.

Quality, tasteful wood effect flooring is carried seamlessly from the hallway into the lounge and in turn, to the dining room.

The spacious lounge with feature fireplace has a living flame gas fire and contemporary wall coverings, finishing things off beautifully.

From the lounge, the dining room is ideally located, being off the kitchen and conservatory, making it perfect for both family dining and indoor/outdoor entertaining.

The conservatory is an excellent use of space and provides a further family room that can be used year-round. It is sympathetically contained in the garden area whilst leaving lots of easily maintained garden grounds with decorative patio area and intricate cobbled border. The timber fence makes for a child friendly garden, as well as providing lots of privacy.

The modern fitted kitchen has masses of storage space within the beech effect cabinetry and the contrasting granite effect counter tops provide lots of work surface. There is a gas hob cooker with gas oven and grill plus a stainless-steel sink with chrome mixer tap, chrome fixtures and dual aspect windows provide for a bright, sunny kitchen.

Access is via a tasteful carpeted staircase with timber bannister to the 3 bedrooms and family bathroom.

The Master Bedroom is stylishly presented with neutral décor including feature wall covering. Bedroom 2, which is also a double bedroom, has neutral décor whilst Bedroom 3 benefits from built in storage.

The pristine family bathroom with glamorous wet wall and chrome finish consists of white 3-piece sanitary ware with shower over bath, W.C. and a wash-hand-basin contained within a stylish vanity unit.

Externally, there is an extensive gated, mono block driveway, mature shrubbery and easily maintained garden with section laid to lawn. The property further benefits from the detached, brick-built garage with up and over door.

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.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. 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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