



**Knoxville Road, Kilbirnie KA25 7EB**





**welcome to**

**Knoxville Road, Kilbirnie**

Traditional upper two bed flat well positioned in Kilbirnie. The property benefits from Lounge, Kitchen, Shower Room two bedrooms and box room. The property is sold with sitting tenant.



Well-presented upper floor traditional flat in popular Kilbirnie Town offering flexible living. The property features 2 bedrooms, box room, lounge, kitchen and shower room. The flat has a countryside outlook and lawned communal garden to rear. The property benefits from gas central heating and double glazing and would be an excellent 'buy to let' purchase.

Ideal investment property. Sold with long standing sitting tenant.

### **Entrance Hall**

### **Lounge**

12' 6" x 12' ( 3.81m x 3.66m )

### **Kitchen**

12' 10" max x 7' ( 3.91m max x 2.13m )

### **Bedroom One**

12' 1" x 11' 2" ( 3.68m x 3.40m )

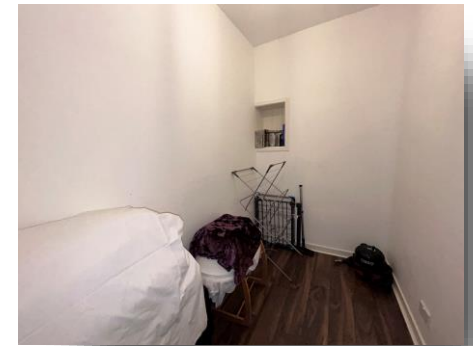
### **Bedroom Two**

9' 4" x 9' 1" ( 2.84m x 2.77m )

### **Box Room**

8' 11" x 5' 7" ( 2.72m x 1.70m )

### **Shower Room**



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welcome to

## Knoxville Road, Kilbirnie

- Traditional Upper Flat
- Lounge
- Fitted Kitchen
- Two Bedrooms
- Shower Room

Tenure: Freehold EPC Rating: D

offers over

**£39,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IRV108577 - 0002

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