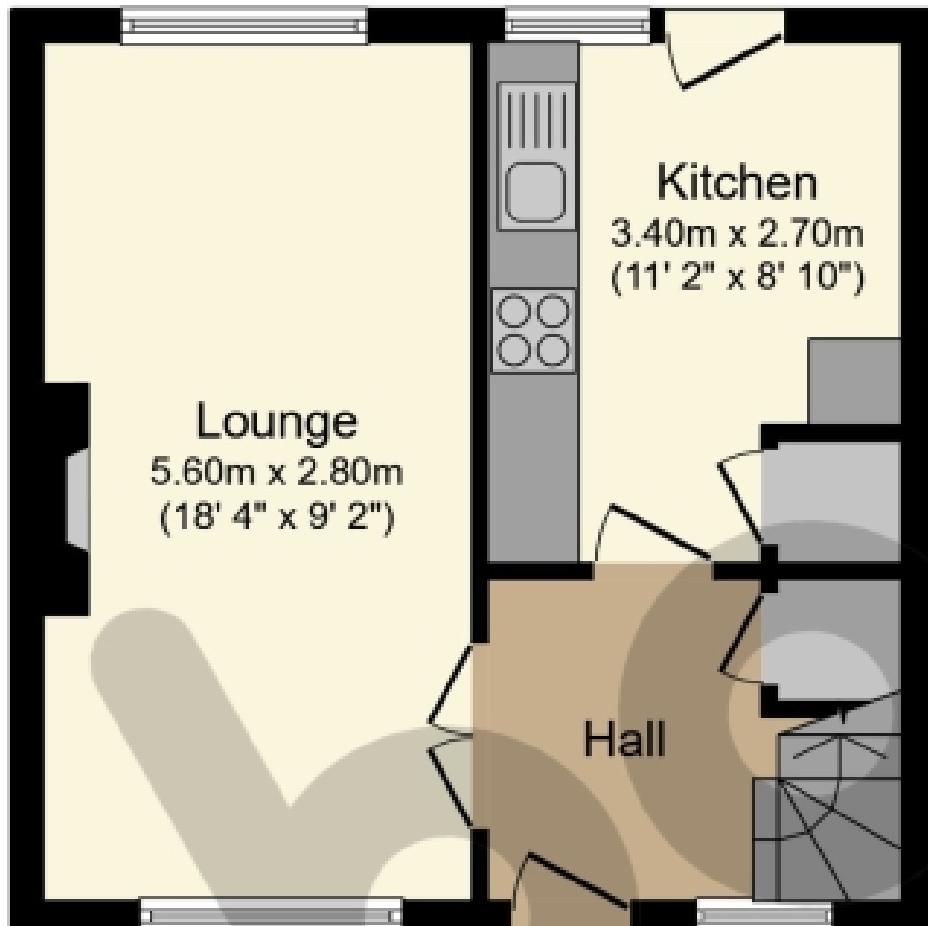




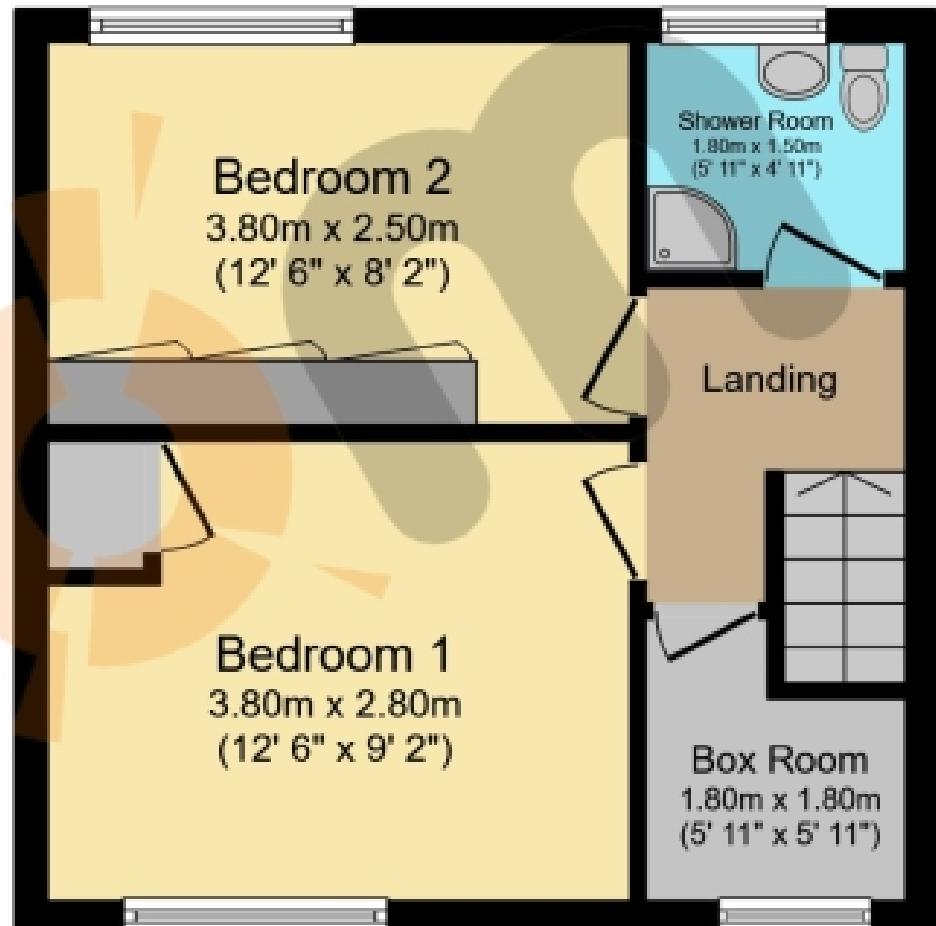
3 Alexander Fleming Avenue, Kilbirnie

Offers Over £75,000





Ground Floor
Floor area 31.4 sq.m. (338 sq.ft.)



First Floor
Floor area 31.4 sq.m. (338 sq.ft.)

Total floor area: 62.7 sq.m. (675 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. 3 Alexander Fleming Avenue and this fabulously affordable terraced home, which is ideally situated in the popular Kilbirnie locale, just a short drive to a host of great local amenities, schooling options and transport links. Due to its highly competitive asking price, this would make the perfect opportunity for first-time buyers, families, and buy-to-let investors.

Moving into the property will bring you to the family lounge. This space boasts generous dimensions and lets in masses of natural light thanks to the dual-aspect window formations.

The well-appointed kitchen comprises of a range of white wall and base mounted units, with contrasting black granite-effect countertops. Integrated appliances include a 4-ring electric hob with electric oven/grill and fridge/freezer, and there is free-standing space for a washing machine.

Moving up the stairs will bring you to the two generously proportioned bedrooms, the box room and the shower room. Both bedrooms benefit from plenty of floor space and built-in storage, and the box room could be used as a walk-in wardrobe, office space, or however you see fit. The shower room features a W.C., wash hand basin and walk-in shower cubicle.

The back garden is the fully enclosed and benefits from being incredibly low maintenance. There is a sociable patio area, perfect for outdoor entertaining/dining alfresco and decorative stone chips. The property looks over the popular Kilbirnie Golf Course providing quiet, scenic views all year round.

Kilbirnie has a host of great local amenities including the Lochshore development which has transformed Kilbirnie Loch, located within walking distance of the property, to include nature walkways with accessible pathways and The Hub if you fancy a coffee with views over the Loch.

A well-known supermarket is also conveniently close by. 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.

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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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