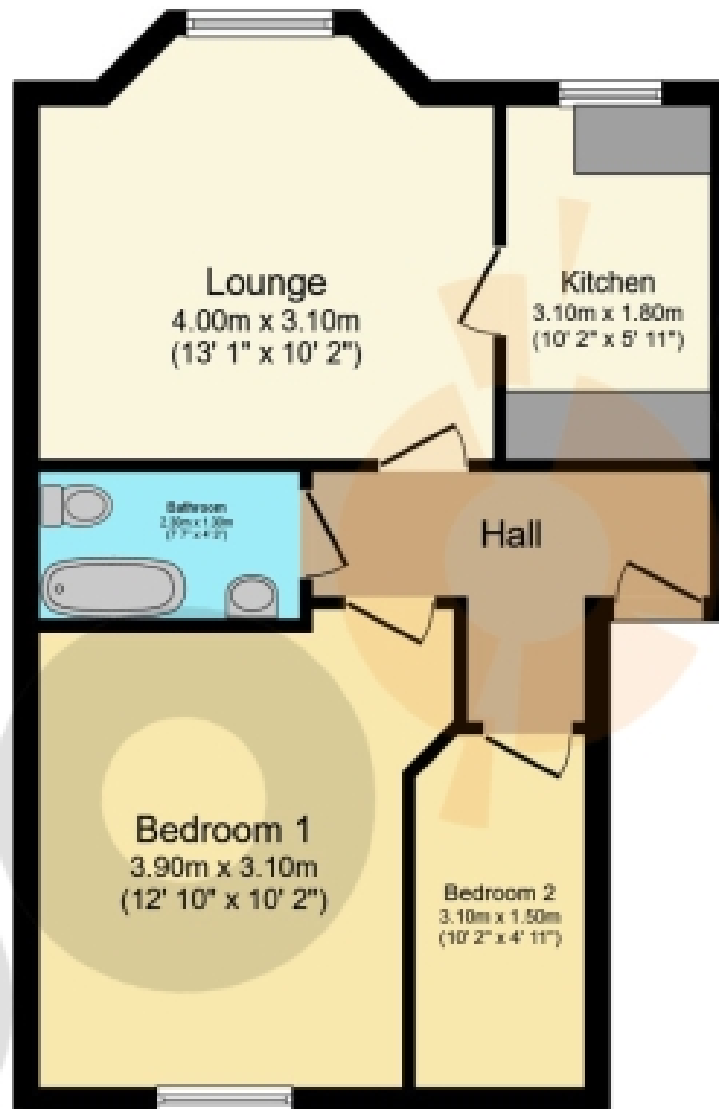




Knoxville Road, Kilbirnie

Offers In The Region Of £35,000





Floor Plan

Floor area 47.3 sq.m. (509 sq.ft.)

Total floor area: 47.3 sq.m. (509 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

This two-bedroom first-floor flat presents a fantastic investment opportunity. UPGRADING REQUIRED. Offers masses of potential for buyers looking to add value. The property benefits from a residential car park, providing convenient off-street parking, and is well-suited for those seeking a project with strong future prospects. Entering the property, you are welcomed into a central hallway that provides access to all rooms. The lounge is generously sized, featuring oak-effect flooring and a large bay window that allows for an abundance of natural light.

Further into the home, the kitchen is arranged with cabinets along one side and appliances on the other, offering excellent potential to be transformed into a stylish and practical space.

The property also comprises two bedrooms and a bathroom. The main bedroom comfortably accommodates a double bed, while the second bedroom is a versatile room, ideal for use as a home office or guest space. The bathroom is fitted with a bath and overhead shower, a wash hand basin, and a W.C.

To the rear, the property benefits from a large residential car park.

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 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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