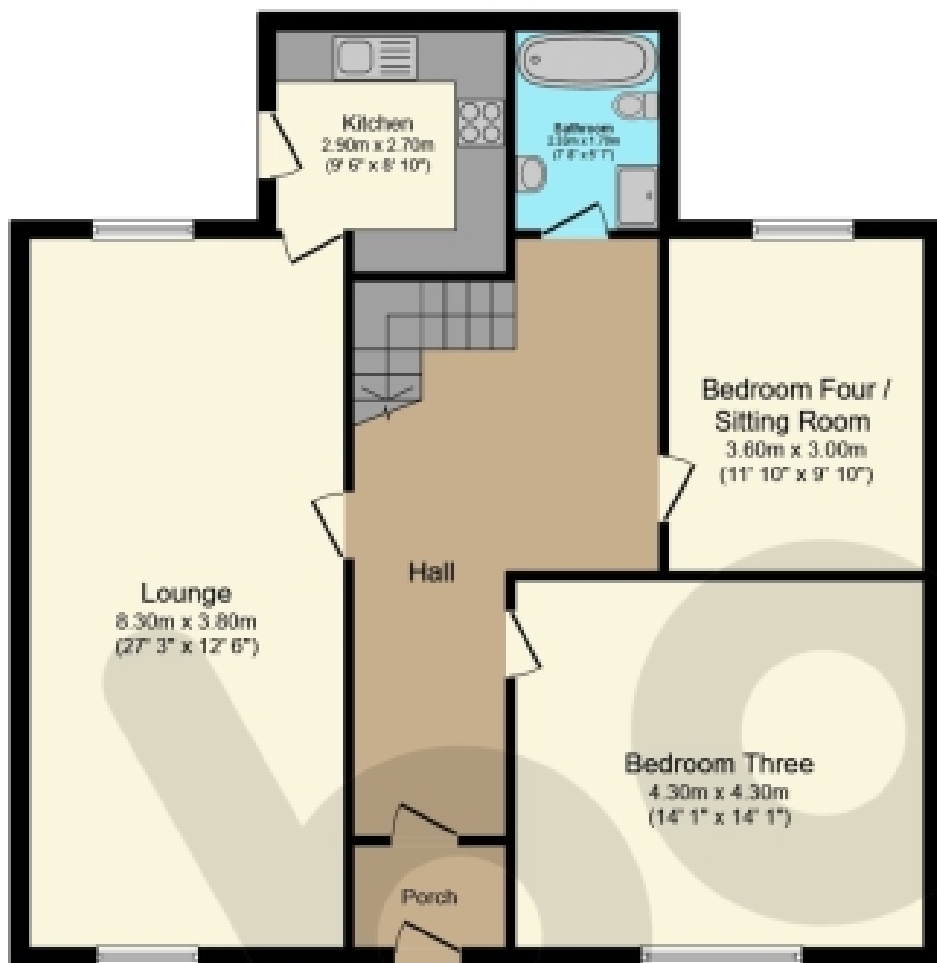




Muirend Street, Kilbirnie

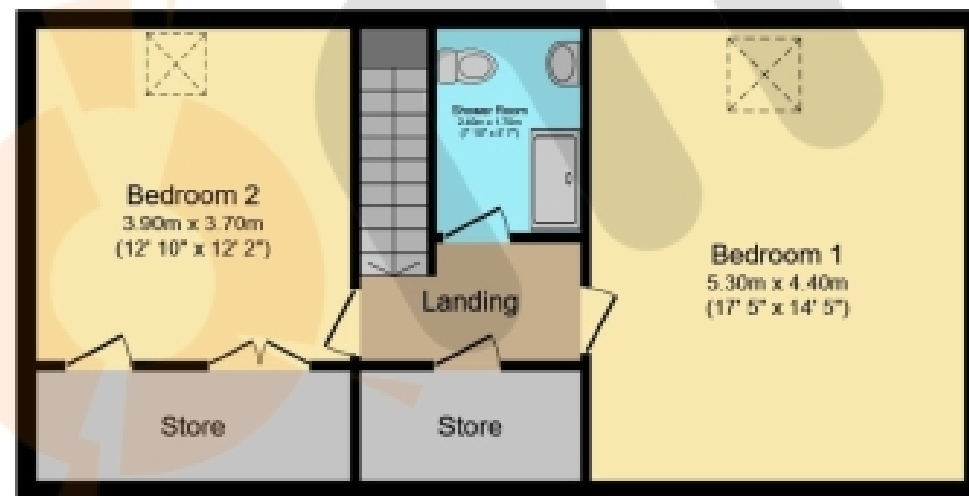
Offers Over £239,995





Ground Floor

Floor area 98.1 sq.m. (1,056 sq.ft.)



First Floor

Floor area 57.8 sq.m. (622 sq.ft.)

Total floor area: 155.8 sq.m. (1,677 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

Upon entering, you are welcomed by a bright and inviting hallway which leads through to the spacious family lounge. This impressive room boasts excellent proportions, dual-aspect window formation, and stylish oak-effect flooring throughout. A contemporary feature fireplace and modern grey tones add to the appeal, while the generous floor space easily accommodates both comfortable lounging and dining.

Continuing through the ground floor, is a contemporary kitchen, fitted with black high-gloss base and wall units paired with butcher block countertops creating a practical and stylish workspace. The kitchen further benefits from quality appliances including a four-ring gas cooker and oven.

On the ground floor, Bedroom Four is currently set up as a versatile sitting room offering flexible accommodation. Also located on this level, Bedroom Three is a beautifully proportioned space, featuring impressive ceiling heights, intricate cornicing, and a decorative ceiling rose, all adding to its character and charm.

Completing the ground floor is an ultra-modern four-piece bathroom, comprising a W.C., wash hand basin, bath, and a separate walk-in shower cubicle.

Into the upper level are two further well-proportioned double bedrooms and a pristine shower room featuring a W.C., wash hand basin, and walk-in shower.

The rear garden is impressively sized and has been beautifully landscaped to create the perfect outdoor retreat for the summer months. Fully enclosed, it features a manicured lawn, mature shrubbery, decorative stone chippings, a gazebo, and a sociable patio area. A desirable summer house completes the space, offering an ideal setting for a home bar or entertaining area.

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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