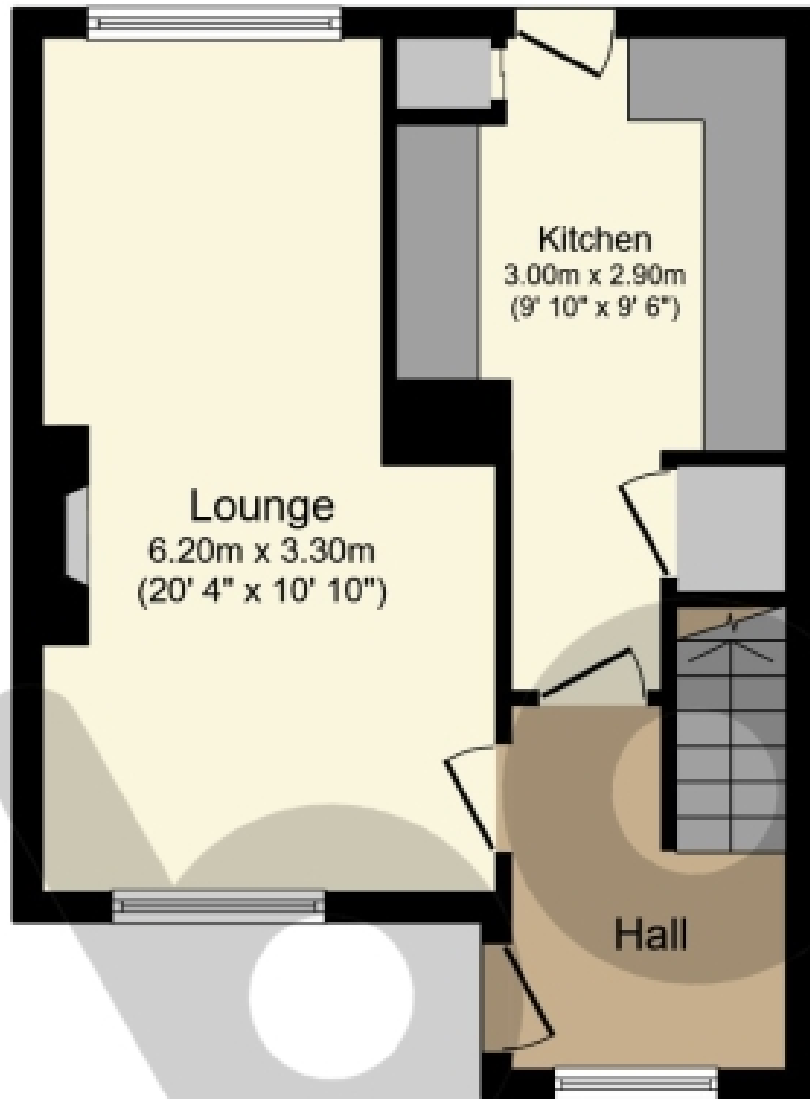




7 Manuel Court, Kilbirnie

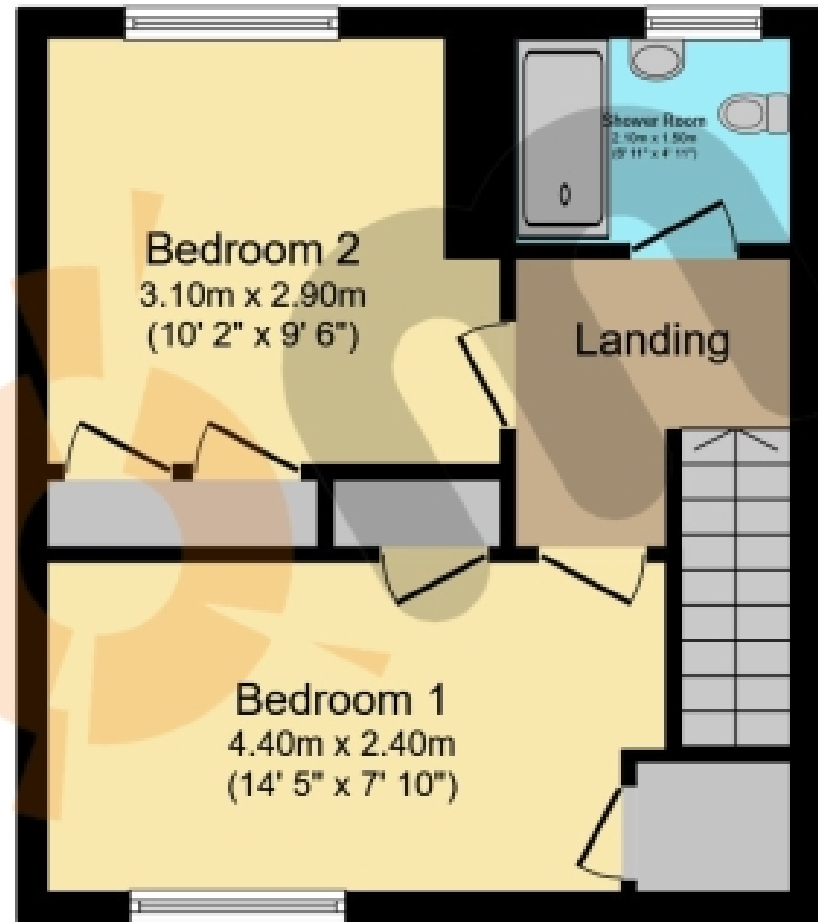
Offers Over £59,995





Ground Floor

Floor area 36.1 sq.m. (388 sq.ft.)



First Floor

Floor area 33.5 sq.m. (360 sq.ft.)

Total floor area: 69.5 sq.m. (748 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

**** FANTASTIC FIRST-TIME PURCHASE ** NO ONWARD CHAIN ** SOUTH-FACING GARDEN ** CLOSE TO A HOST OF GREAT LOCAL AMENITIES, SCHOOLING OPTIONS & TRANSPORT LINKS ****. Please contact your personal estate agent, The Property Boom, for much more information and a copy of the Home Report.

No. 7 Manuel Court is a great first-time purchase. The property is fabulously affordable with two double bedrooms and a spacious family lounge. The home is placed in the popular Kilbirnie locale, making it close to a host of local amenities and transport links.

Walking into the property will bring you to the family lounge, boasting generous dimensions alongside dual aspect window formations, letting in masses of natural light.

The kitchen features plenty of fitted units providing generous storage, and there is further space for free-standing appliances.

Climbing up the stairs will bring you to the two double bedrooms and the shower room. Both bedrooms feature generous proportions and integral storage. The shower room features a W.C., wash hand basin and walk-in shower.

To the back of the property is the low-maintenance rear garden. This space needs little to no maintenance, with it featuring a large patio space.

PLEASE NOTE AI HAS BEEN USED TO ENHANCE SOME OF THE IMAGES IN THIS PROPERTY LISTING

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 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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