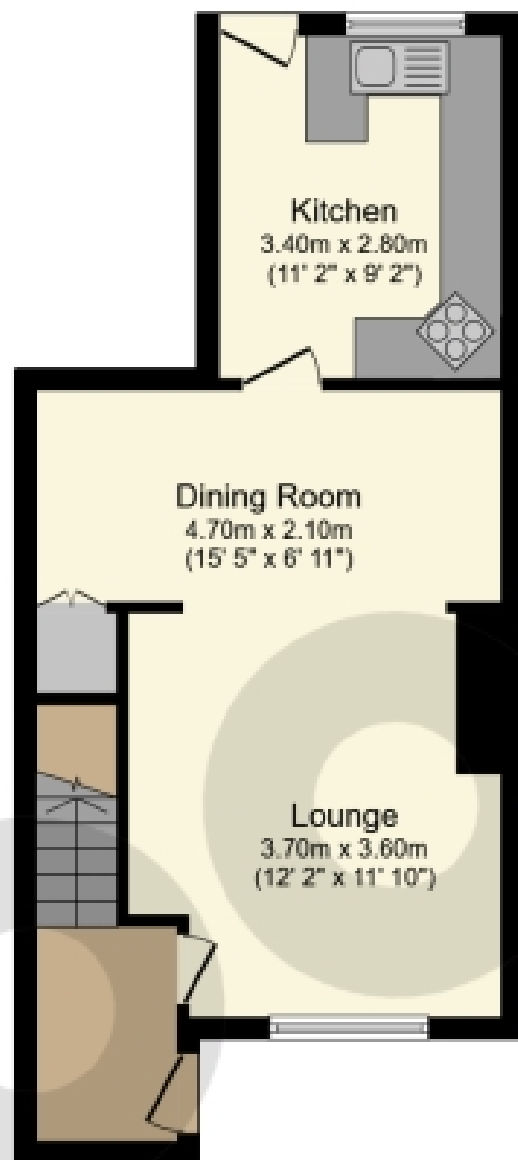




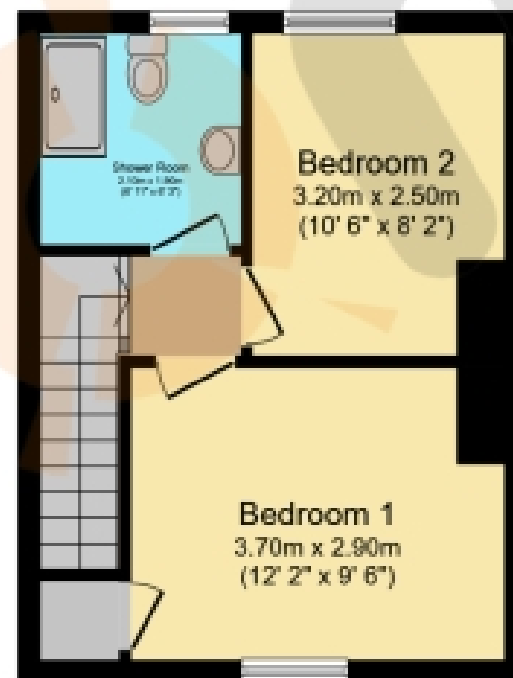
31 Central Avenue, Kilbirnie

Offers Over £95,000





Ground Floor



First Floor

Total floor area: 68.6 sq.m. (738 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 into a bright entrance hallway, providing access in the first instance to the spacious lounge/diner.

Generously proportioned and thoughtfully arranged, this versatile open-plan space comfortably accommodates both lounge and dining areas. Contemporary grey tones complement the attractive oak-effect flooring, while a feature fireplace adds warmth and character. The spacious dining area is ideal for family meals and entertaining.

The well-appointed kitchen has been designed with both style and practicality in mind, with a comprehensive range of wall and base-mounted cabinetry, providing excellent storage. Integrated appliances include a fridge/freezer, Neff double oven, gas hob and extractor hob. Black marble-effect worktops provide a striking finish to the cabinetry while also offering generous preparation space for everyday cooking and entertaining.

Ascending to the first floor, the property offers two well-proportioned bedrooms which are generous enough to comfortably accommodate double beds. The master bedroom further benefits from useful built-in storage.

Completing the first-floor accommodation is the ultra-modern shower room. The suite comprises a W.C., wash-hand basin with in-built vanity unit and walk-in shower enclosure.

Externally, the rear garden has been designed with low-maintenance living in mind. A large area of artificial lawn provides an attractive and practical outdoor space, fully enclosed by timber fencing. Positioned towards the rear of the garden is a new timber shed with electrics, providing excellent additional storage. As the shed is floored, it also offers exciting potential for alternative uses such as a home office, hobby room or private gym, subject to the purchaser's individual requirements.

This property further gains from gas central heating and double glazing throughout.

Kilbirnie has a host of great local amenities including a health centre and well-known supermarket. The property is also within the catchment area for 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.

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.

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