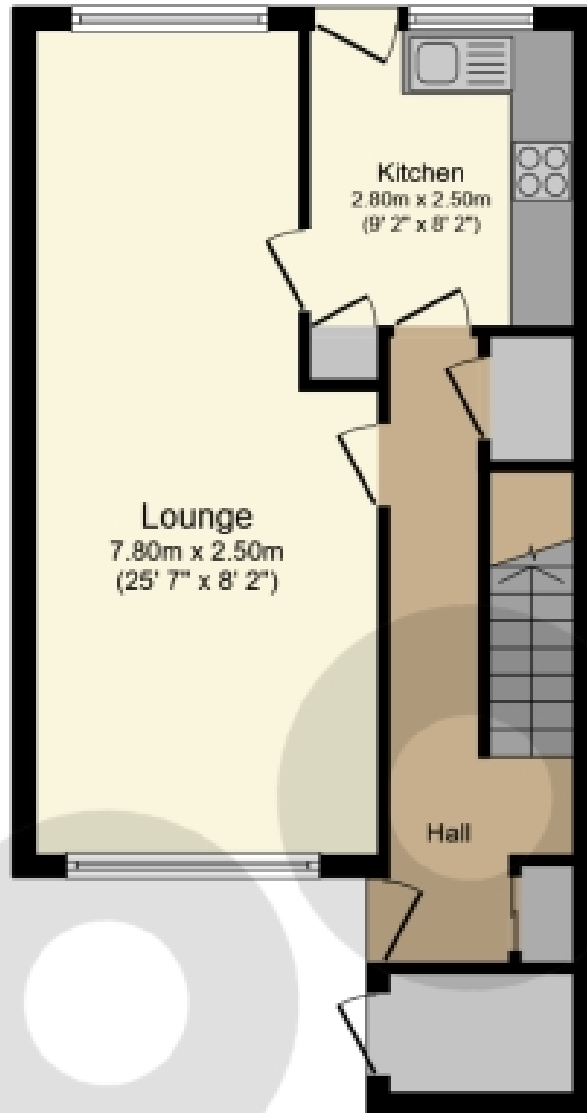




**Treesbank, Kilwinning**

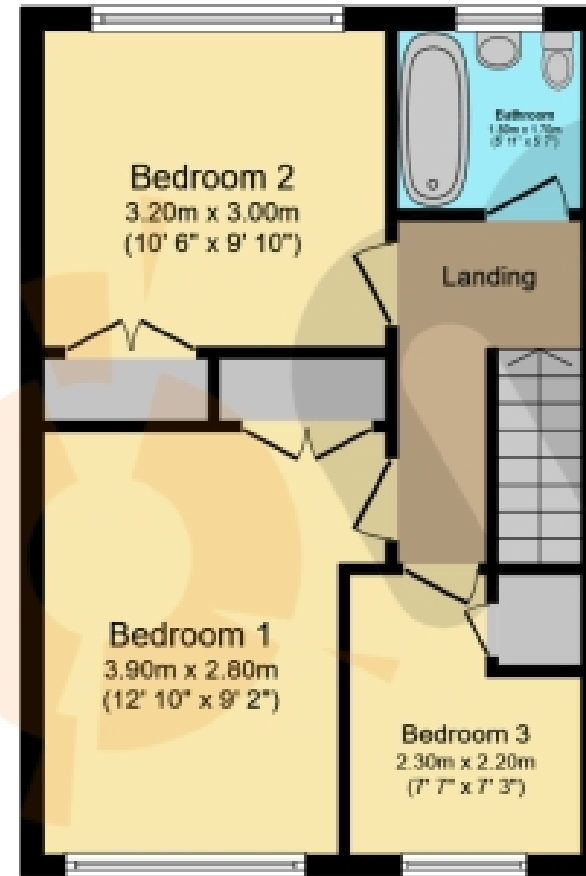
**Offers Over £89,995**





### Ground Floor

Floor area 43.7 sq.m. (470 sq.ft.)



### First Floor

Floor area 39.8 sq.m. (428 sq.ft.)

**Total floor area: 83.5 sq.m. (899 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](http://www.Propertybox.io)

## THE PROPERTY

Fabulous terraced home in sought-after Kilwinning, perfect for first-time buyers and growing families. Featuring a bright open-plan dining lounge, fitted kitchen, three spacious bedrooms with excellent storage, family bathroom and low-maintenance enclosed rear garden. Ideally located close to amenities, schools, and transport links. Entering the home, you are welcomed into the entrance hallway. The lounge is a generously sized room, offering enough space to accommodate both living and dining areas, creating a versatile environment. It is finished in neutral décor, complemented by quality wood-effect flooring which runs throughout.

Continuing through the ground floor, you will find the kitchen, a well-appointed space featuring cream base and wall mounted units with contrasting black countertops. Integrated appliances include a 4-ring gas hob, electric oven/grill and extractor hood.

Upstairs, the first floor comprises of three bedrooms, each with the added benefit of in-built storage. Completing the internal accommodation is the three-piece family bathroom, consisting of a W.C., a wash hand basin, and bath with overhead shower.

Externally, the rear garden is designed for low maintenance, featuring a large patio area and an artificial lawn, ideal for relaxing or entertaining.

\*Please note that some photos have been enhanced with AI technology\*

This fabulous property is perfectly situated to enjoy a host of local amenities and public transport links. Please check The Property Boom website for detailed information on local schooling. The West Coast with beautiful sandy beaches is only 10 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.

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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