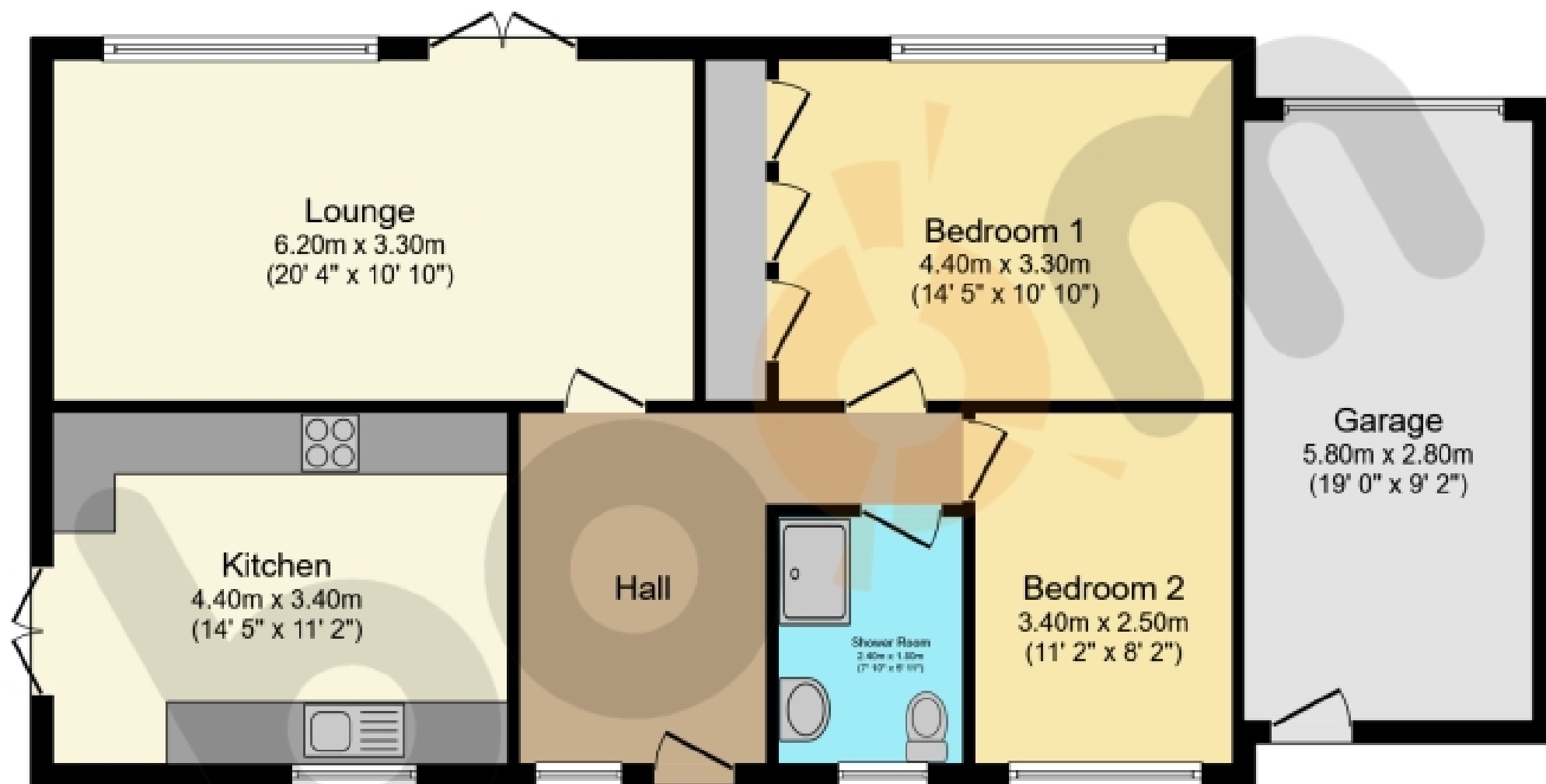




Geirston Road, Kilbirnie

Offers Over £260,000





Floor Plan

Total floor area: 94.4 sq.m. (1,016 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

Rarely available to the market, this lovely spacious two-bedroom detached bungalow has a simply perfect setting. Enjoying stunning countryside views and wraparound manicured gardens. The property also benefits from a multi-car driveway and an attached garage, providing ample off-road parking and additional storage space. Please call Boom now for a copy of the Home Report and to arrange your viewing.

Approached via a private driveway, the property opens into a welcoming entrance hallway that provides access to all of the principal rooms within the home.

The generously proportioned family lounge is both stylish and inviting, featuring sleek oak-effect flooring that extends throughout the room. A substantial feature fireplace creates an attractive focal point, while a large picture window allows an abundance of natural light to fill the space. French doors open directly onto the garden patio, creating a seamless connection between the indoor and outdoor living areas.

Continuing through the property, the well-appointed kitchen offers an excellent combination of practicality and traditional style. A comprehensive range of oak-effect wall and base mounted cabinetry provides ample storage, complemented by contrasting white countertops that create a bright and elegant finish. The generous floor area allows the room to comfortably accommodate a dining table, making it an ideal space for everyday family meals and entertaining guests.

The kitchen is further enhanced by a range of integrated appliances, including a dishwasher, double oven, fridge, freezer, hob and extractor fan. Patio doors lead directly onto the garden, encouraging effortless indoor-outdoor living and providing pleasant views across the surrounding countryside.

The remaining accommodation comprises two well-proportioned double bedrooms and a fully tiled shower room. Both bedrooms comfortably accommodate double beds, with the principal bedroom also benefiting from useful built-in storage. The shower room is fitted with a wash hand basin, WC and a spacious walk-in shower enclosure.

Externally, the garden wraps around the property and offers an impressive amount of outdoor space. Expansive lawned areas are complemented by several patio seating areas, providing ideal settings for outdoor dining, entertaining or simply relaxing while enjoying the scenic views across the surrounding countryside.

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 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 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. This listing has been enhanced in parts with AI

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