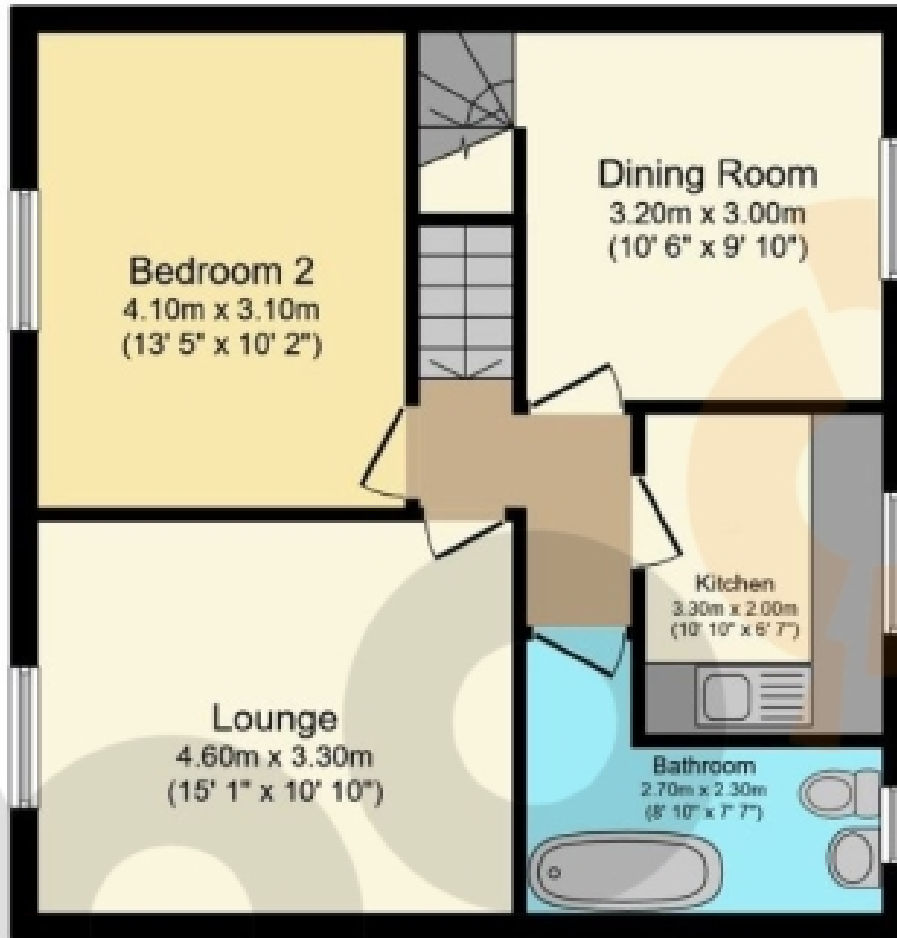
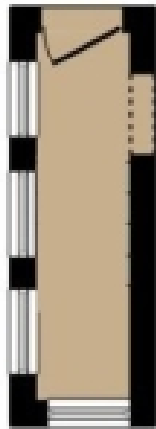




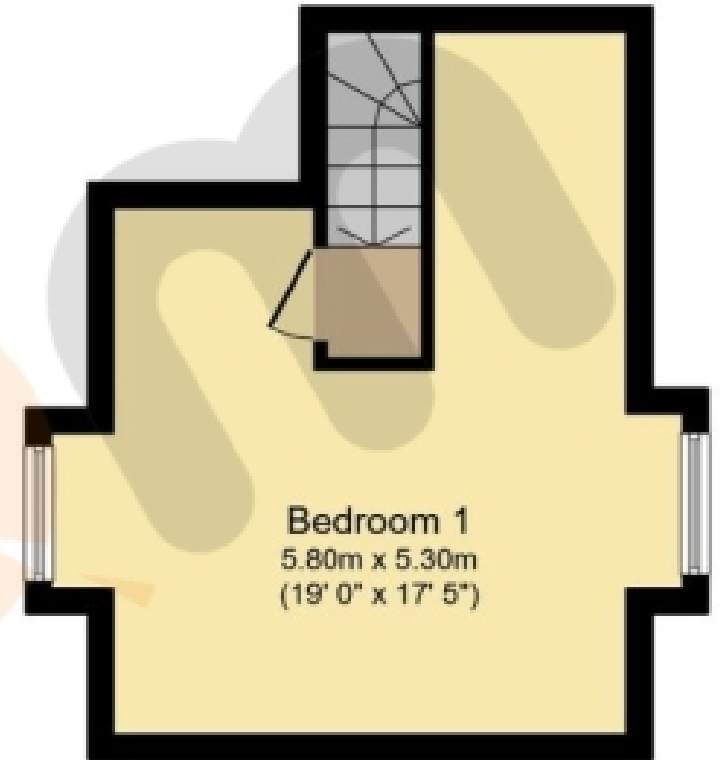
Eastern Crescent, Kilbirnie

Offers Over £70,000





First Floor



Second Floor

Ground Floor

Total floor area: 79.2 sq.m. (852 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

Seldom available upper cottage flat offers spacious and flexible living, with an impressive loft conversion. There are 3 bedrooms; our client currently has the property presented as two bedrooms plus two generously proportioned public rooms. The property is ideal for modern family living and entertaining. Externally, the home benefits from charming rear grounds alongside a multi-car driveway for safe off-street parking.

Approaching the property via the generous front driveway, access is gained through the ground-floor entrance porch, with stairs leading to the first-floor hallway and in the first instance to the lounge.

The property has 3 double bedrooms and a reception room, however, our clients have the property presented as 2 double bedrooms and 2 reception rooms.

The spacious family lounge is stylishly decorated in a neutral grey colour palette, creating a bright and welcoming atmosphere. A charming focal-point fireplace adds further character to the room, while the generous proportions provide excellent flexibility for a range of furniture configurations.

The modern fitted kitchen features sleek, high-gloss white base and wall-mounted cabinetry, with contrasting butcher block-effect countertops. There is further space for a free-standing fridge/freezer, washing machine, and cooker.

The property further benefits from an additional reception room, currently used by the owners as a dining room, but equally well suited as a third bedroom or a flexible living space to suit a variety of needs. The three-piece family bathroom completes the first floor accommodation and is contemporary in style, comprising of a bath with overhead shower, wash hand basin and W.C.

A further staircase leads to the impressive loft conversion, which is currently being utilised as the master bedroom. This generously sized room is flooded with natural light courtesy of two Velux-style windows and also offers a multitude of potential uses.

Externally, the low maintenance rear garden offers an attractive and private outdoor space. A neatly landscaped lawn is complemented by a pathway running the length of the garden, while both an outbuilding and a garden shed provide an excellent amount of external storage. Fully enclosed by timber fencing, the garden is ideal for relaxing, entertaining or enjoying the warmer months in a secure setting.

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 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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