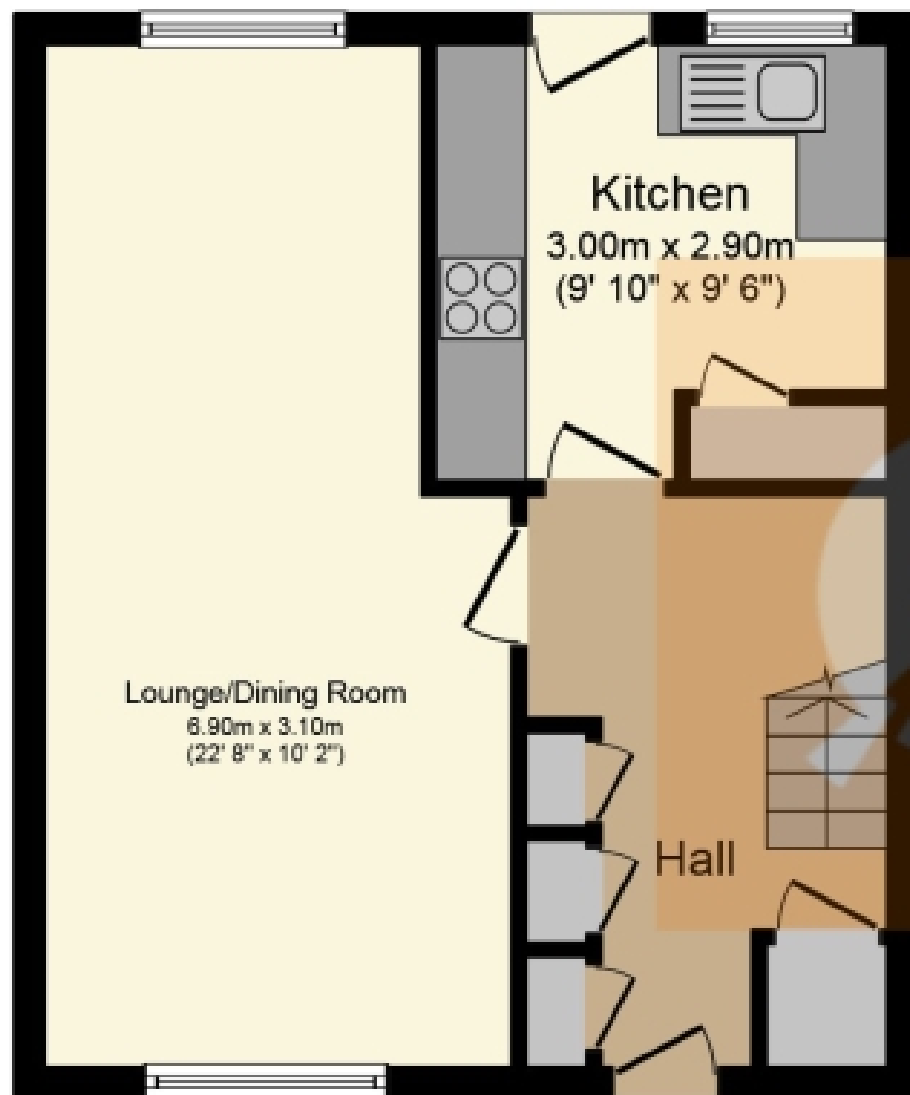




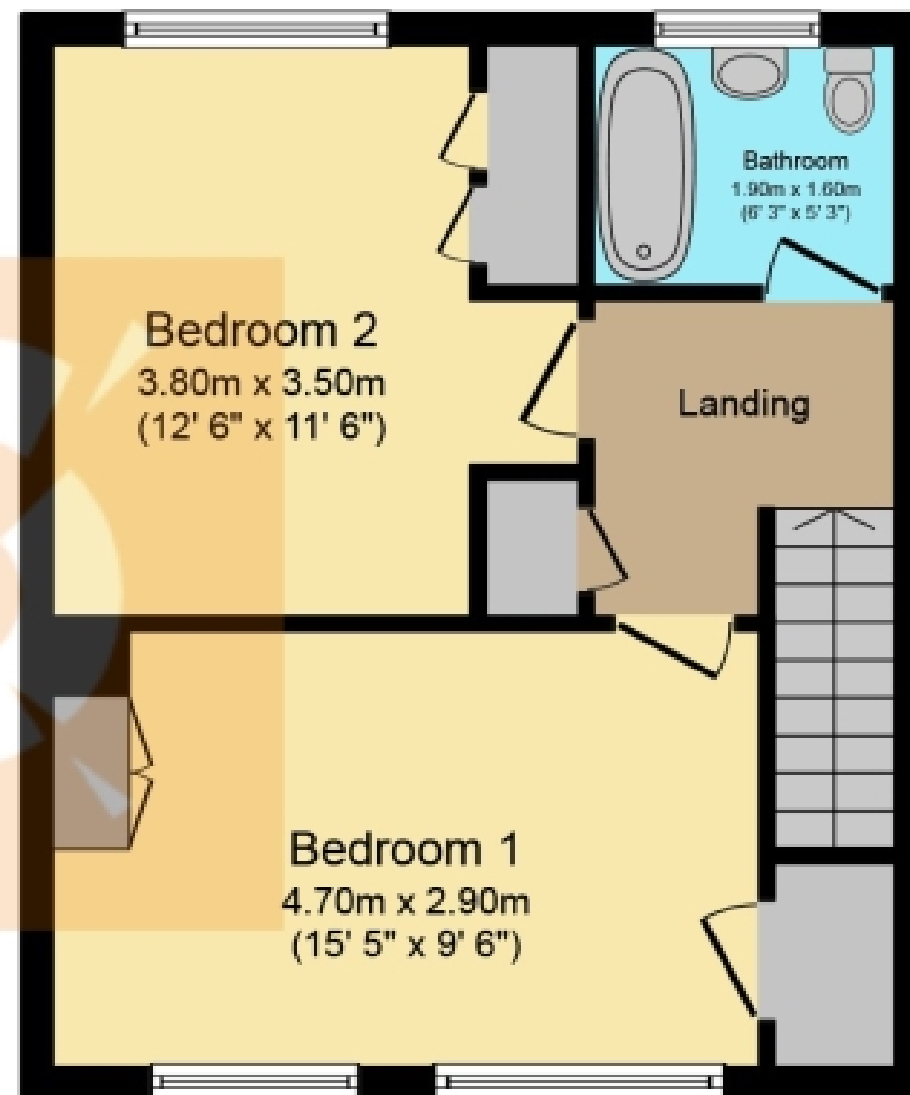
Avils Place, Kilbirnie

Offers Over £85,000





Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

Entering the property brings you into a welcoming entrance hallway, providing access to the ground-floor accommodation. The contemporary dining lounge is a bright and generously proportioned space, enhanced by oak-effect flooring running throughout and a dual-aspect window formation. A stylish media wall creates a modern focal point within the lounge area, while a modern dining area is the perfect setting for both everyday family living and entertaining.

Moving through the ground level brings you to the well-appointed kitchen, fitted with a range of white base and wall-mounted cabinetry paired with oak-effect worktops. There is also plenty of space for a selection of freestanding appliances.

Ascending to the first floor are two generously proportioned double bedrooms, both offering excellent in-built storage. The modern shower room comprises a W.C., wash hand basin with useful vanity storage and a spacious walk-in shower cubicle.

Externally, the fully enclosed rear garden offers an excellent space for relaxing and entertaining, featuring both a patio area and lawn. A garden shed positioned to the rear provides valuable additional outdoor storage.

Avils Place has a residents carpark for safe off-street parking alongside a private garage.

This property further benefits 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

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY? TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

AI has been used to enhance this listing.

www.thepropertyboom.com

Head Office : 31 Braehead, Beith, KA15 1EG

Tel: 0333 900 9089 / Email: smile@thepropertyboom.com