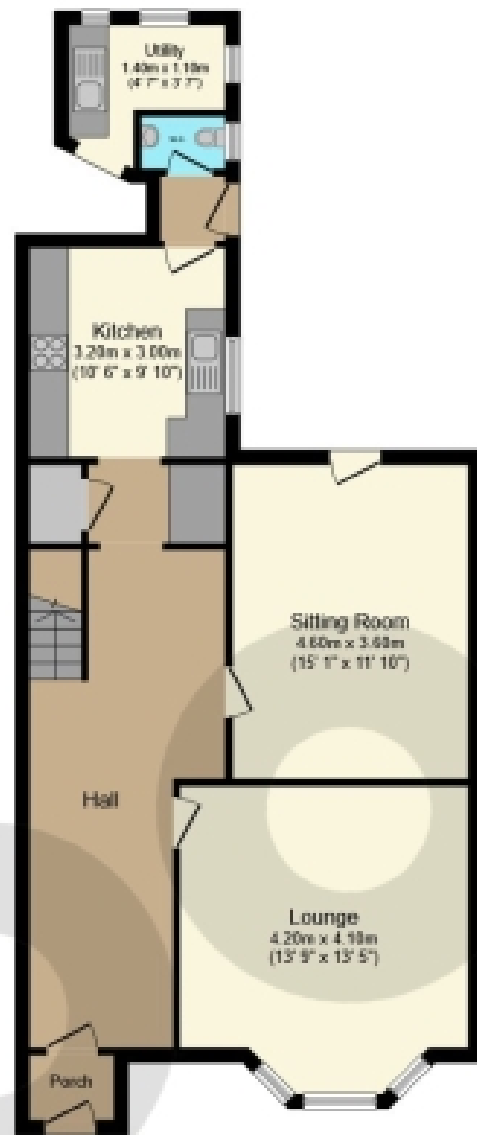




Stoneyholm Road, Kilbirnie

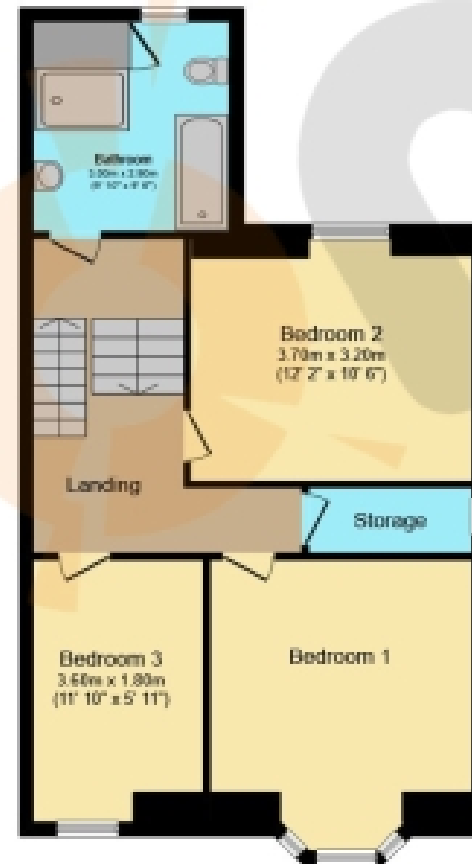
Offers Over £219,995





Ground Floor

Floor area 78.6 sq.m. (846 sq.ft.)



First Floor

Floor area 70.2 sq.m. (755 sq.ft.)

Total floor area: 148.8 sq.m. (1,602 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

This charming sandstone villa offers spacious and flexible family accommodation. Boasting two public rooms, three well-proportioned bedrooms and an impressive rear garden. Further benefits include a multi-car monoblock driveway and a detached garage, with the home offering masses of potential. Please contact The Property Boom for more information. Upon entering the home, you are welcomed into a traditional family lounge, rich in character with its traditional bay window, intricate cornicing and high ceilings. A central fireplace serves as an attractive focal point, adding to the room's charm. Adjacent to the lounge is a versatile sitting room, featuring similar character details and plenty of flexible space.

Continuing through the ground floor, you'll find a well-appointed kitchen fitted with an array of base and wall-mounted units, offering ample storage. The generous layout also allows space for a dining table, making it ideal for family meals. The kitchen is further complemented by a convenient W.C. and utility room, enhancing everyday practicality.

Upstairs, the first-floor hosts three generously sized bedrooms along with a family bathroom, complete with a W.C., wash hand basin, bath, and separate walk-in shower cubicle. Additional storage is provided by a large cupboard on the landing.

The property is further enhanced by an impressive extensive rear garden, mainly laid to lawn and bordered by mature greenery, creating a private and tranquil outdoor space.

This property benefits from gas central heating and double glazing throughout.

Kilbirnie has a host of great local amenities, including a health centre and a well-known supermarket. The property is also within the catchment area for the 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 a 20-minute drive or a short train journey away.

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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