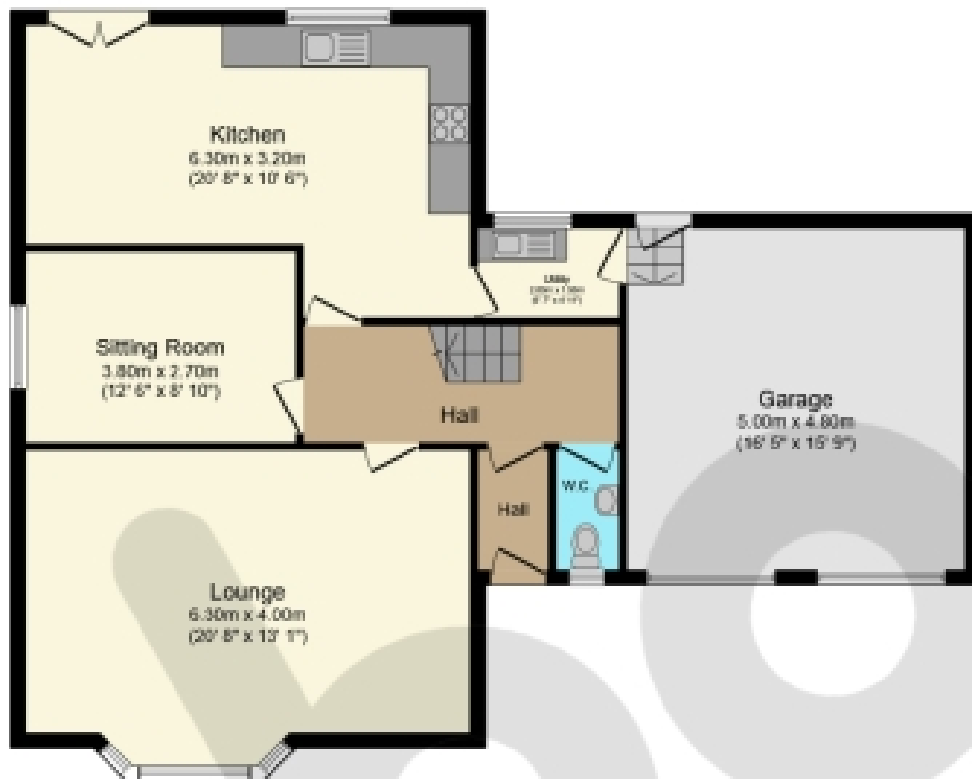




Dipple Road, Kilbirnie

Offers Over £279,995





Ground Floor



First Floor

Total floor area: 183.5 sq.m. (1,975 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

Impressive four-bedroom detached villa offering spacious, flexible accommodation over two levels, with a recently installed bathroom, separate shower room and downstairs WC. Further benefits include a multi-car driveway, double garage and fully enclosed rear garden. Please contact The Property Boom for much more details. Externally, the property features a multi-car driveway leading to integral double garage, providing safe off-street parking for several vehicles. Upon entering via the welcoming front porch, you are greeted by a spacious entrance hallway giving access to all rooms on the ground floor.

The generously proportioned family lounge is finished with stylish oak-effect flooring, which complements the contemporary décor. A striking media wall creates an impressive focal point, while the large bay window allows an abundance of natural light to fill the space.

Continuing through the ground floor, a separate sitting room offers an additional versatile reception space, ideal for use as a family room, snug or more formal entertaining area. Presented in tasteful neutral tones, the room provides plenty of space for furnishings and is enhanced by a ceiling-mounted suspended fireplace, adding warmth and character.

At the heart of the home is the ultra-modern dining kitchen. The kitchen is fitted with an extensive range of matte-grey wall and base units, complemented by generous worktop space. Integrated appliances include a child-friendly induction hob with extractor hood, electric oven/grill, microwave, and dishwasher, and there is further free-standing space for an American-style fridge/freezer. This space comfortably accommodates a dining table and chairs, creating an ideal setting for everyday family meals and entertaining guests. An adjoining utility room provides valuable additional storage and further under-counter space. Completing the ground floor is a conveniently positioned W.C.

To the first floor are four well-proportioned bedrooms, the shower room and family bathroom. Each bedroom offers sufficient space to accommodate a double bed, making the property particularly well suited to growing families. Bedroom One further benefits from access to a recently installed bathroom, while the shower room is equipped with a W.C., wash hand basin and a spacious walk-in shower enclosure.

Externally, the fully enclosed rear garden has been carefully maintained and provides a private, family-friendly outdoor space. A generous lawn offers plenty of room for children, pets and outdoor activities, while a useful storage shed provides space for gardening equipment. A large, decked seating area sits beneath a protective canopy and incorporates a hot tub, creating an excellent setting for outdoor dining, entertaining and relaxing throughout the year.

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 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.

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