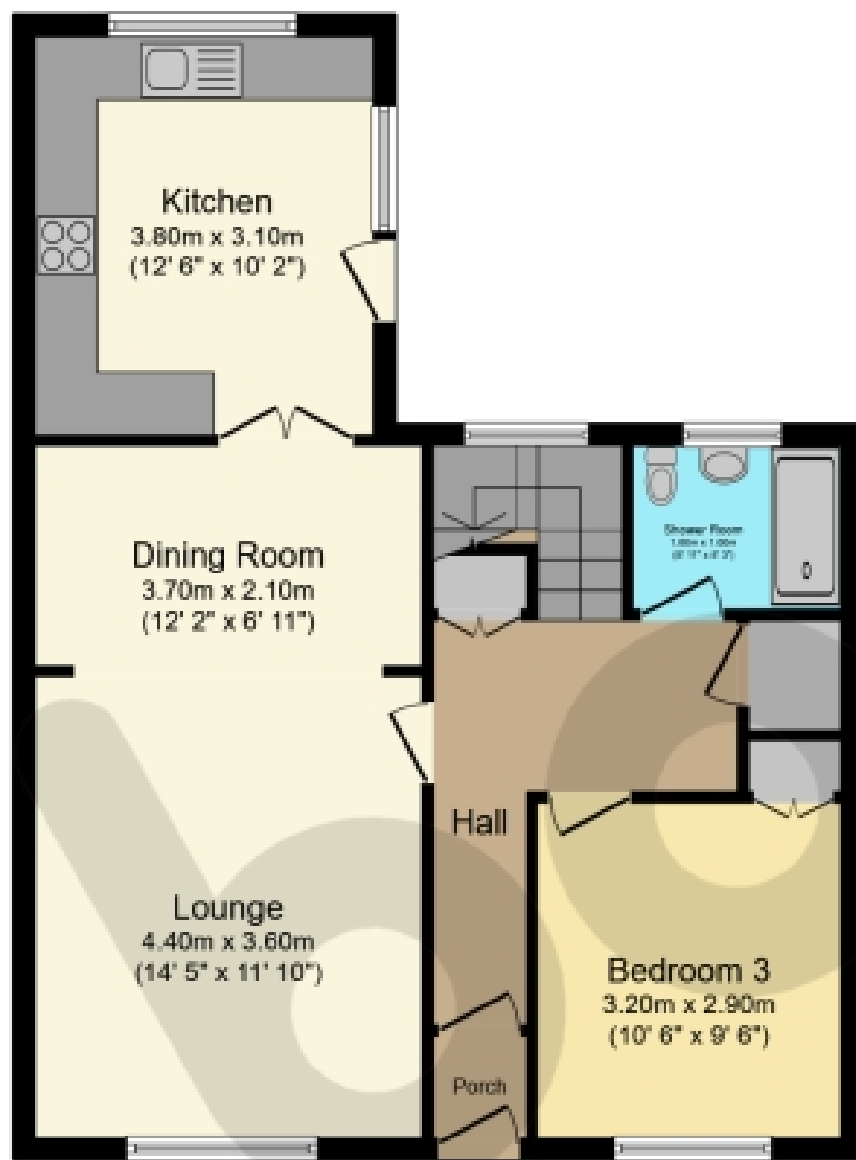




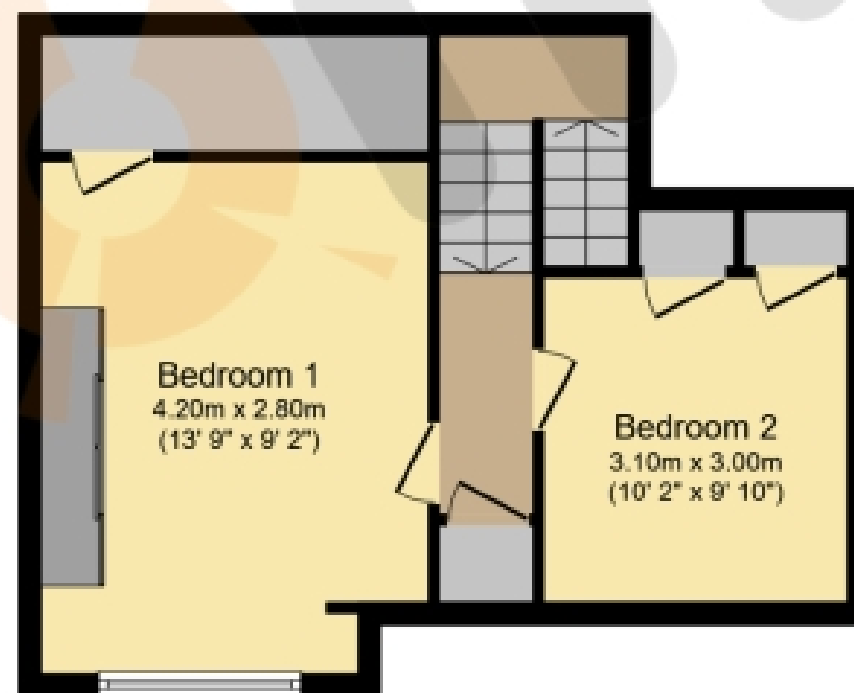
Ladyland Drive, Kilbirnie

Offers Over £99,995





Ground Floor



First Floor

Total floor area: 103.6 sq.m. (1,115 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 spacious three-bedroom semi-detached home features a multi-car driveway and an extensive rear garden, offering generous indoor and outdoor living space. With its well-proportioned interior and strong potential, the property presents an excellent opportunity. Please call Boom now, for more information and a copy of the Home Report.

Approached via a generous multi-car driveway, the property opens into a welcoming entrance hallway, which provides access to the principal ground-floor accommodation. The spacious lounge is the first room encountered and benefits from excellent proportions, allowing ample space for a variety of furniture configurations and decorative touches. A centrally positioned fireplace creates an attractive focal point, while a wide archway seamlessly connects the lounge with the adjoining dining area. This open-plan layout enhances the sense of space and allows natural light to flow throughout, creating a bright setting for both everyday living and entertaining.

French doors from the dining area lead into the well-appointed kitchen, which is fitted with a comprehensive range of white wall-mounted and base units, providing generous storage and workspace. Contrasting black marble-effect worktops are complemented by distinctive blue tiled splashbacks, creating a practical and stylish finish. The kitchen also benefits from a range of integrated appliances, including a fridge, freezer, dishwasher, oven, hob and extractor fan. Completing the ground floor is a modern three-piece shower room and a versatile third bedroom. The shower room comprises a WC, wash hand basin and a generously sized walk-in shower. Bedroom three offers comfortable accommodation with useful built-in storage and could equally serve as a home office, playroom, guest room or additional reception space, depending on the purchaser's requirements.

The first floor is home to two further well-proportioned bedrooms. Both rooms benefit from built-in storage, while their generous dimensions provide ample space for bedroom furniture and comfortable everyday living. Externally, the property boasts an extensive rear garden offering considerable scope and potential. Predominantly laid to lawn, the garden also features a substantial patio area ideal for outdoor seating, dining and entertaining whilst its impressive size provides an excellent opportunity for further landscaping. 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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