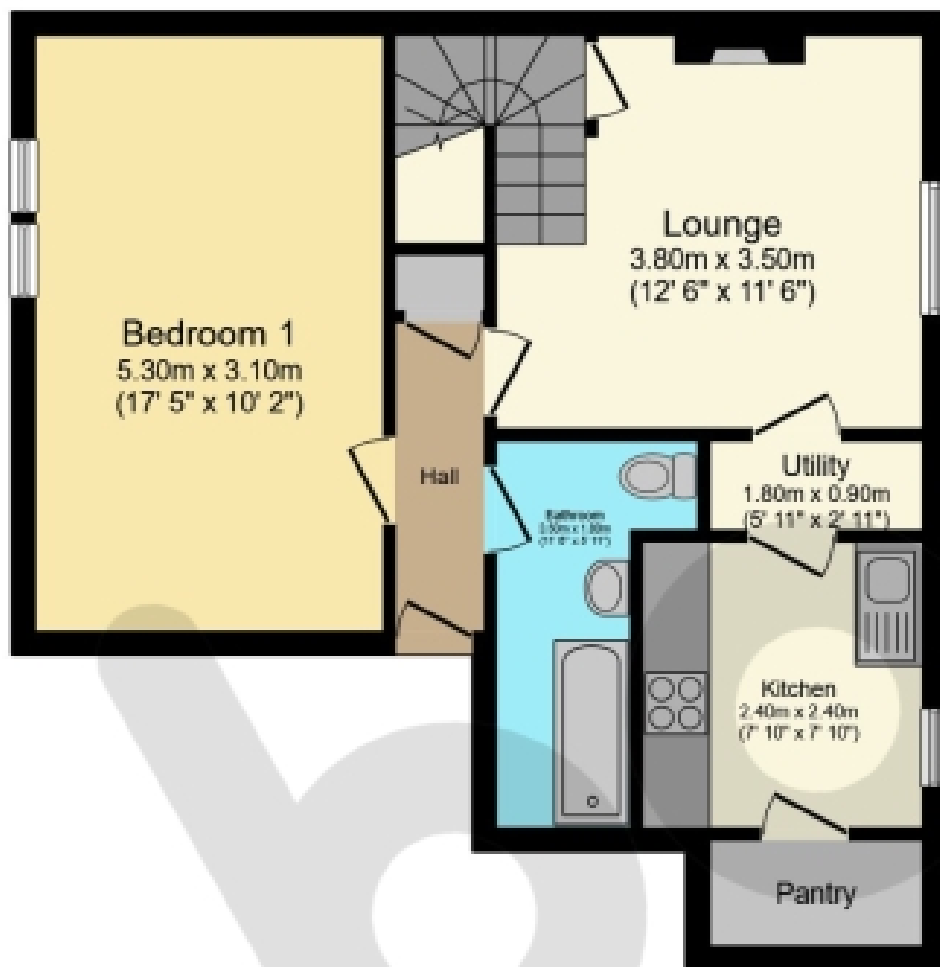




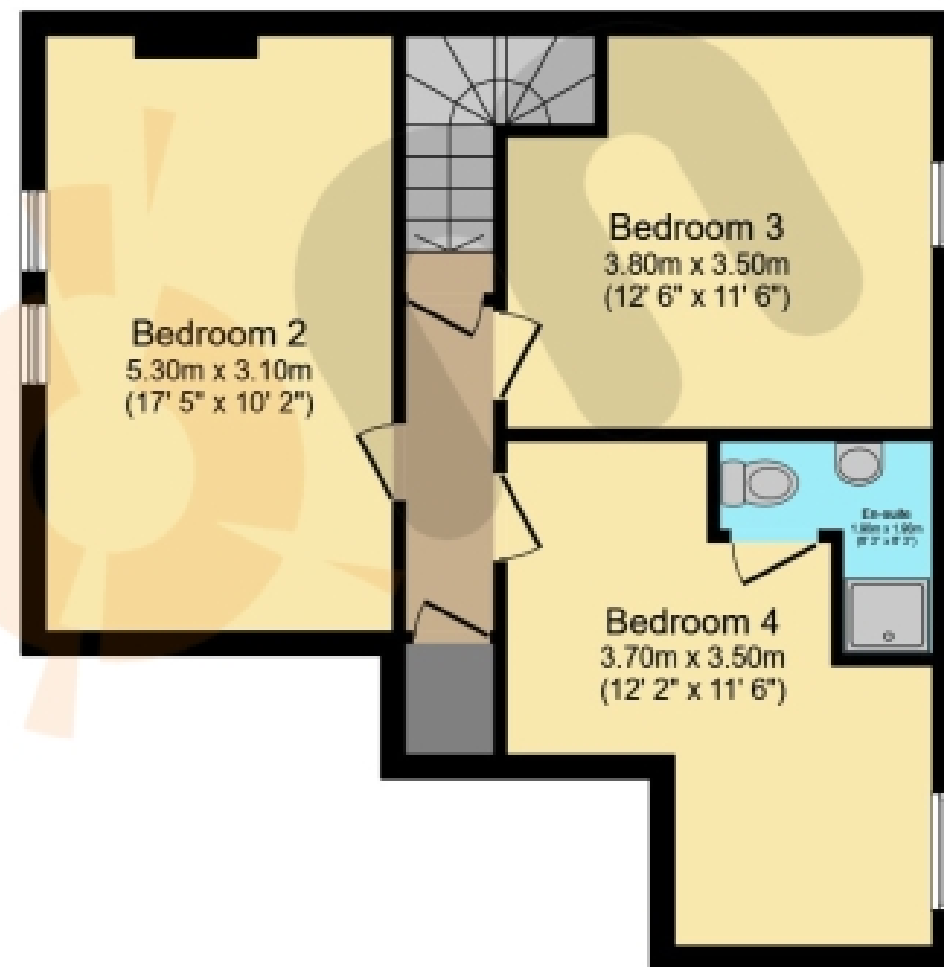
Avils Hill, Kilbirnie

Offers In Excess Of £45,000





Ground Floor



First Floor

Total floor area: 100.7 sq.m. (1,083 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

CASH PURCHASE ONLY. Upon entering the property, you are welcomed into the entrance hallway, which provides access to the principal first-floor accommodation. The family lounge is a bright space, featuring a focal-point fireplace and a large picture window.

The kitchen is fitted with a range of wall and base-mounted cabinetry with ample workspace. Located just off the kitchen is a practical utility room, along with a generous pantry providing additional storage.

Completing this level is a three-piece bathroom comprising a bath, W.C. and wash hand basin, alongside Bedroom One. As the largest of the four bedrooms, this versatile room could also be utilised as a dining room, second sitting room or spacious double bedroom.

Into the upper level of the home are three bedrooms and an en-suite shower room. Each of the bedrooms are generously proportioned and comfortably accommodate a double bed, with Bedroom Four further benefiting from its own en-suite shower room.

Externally, residents have access to a well-maintained communal rear garden, featuring a large, manicured lawn.

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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