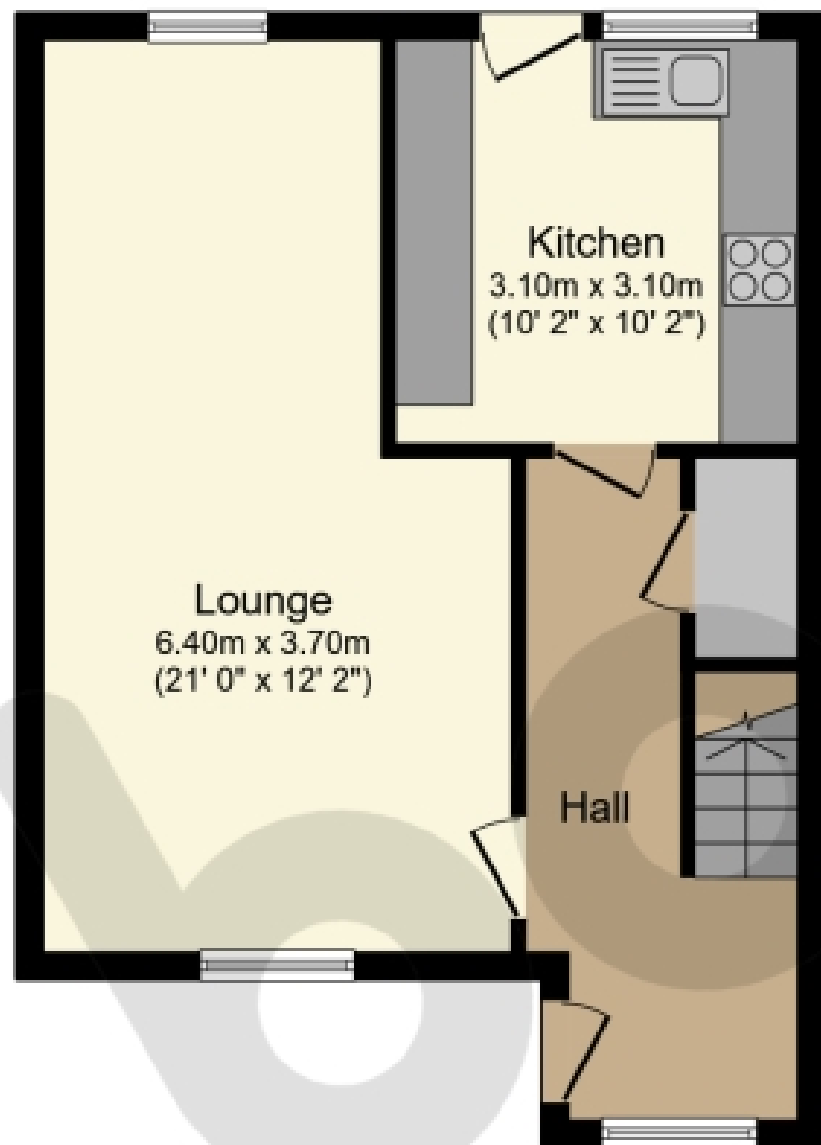




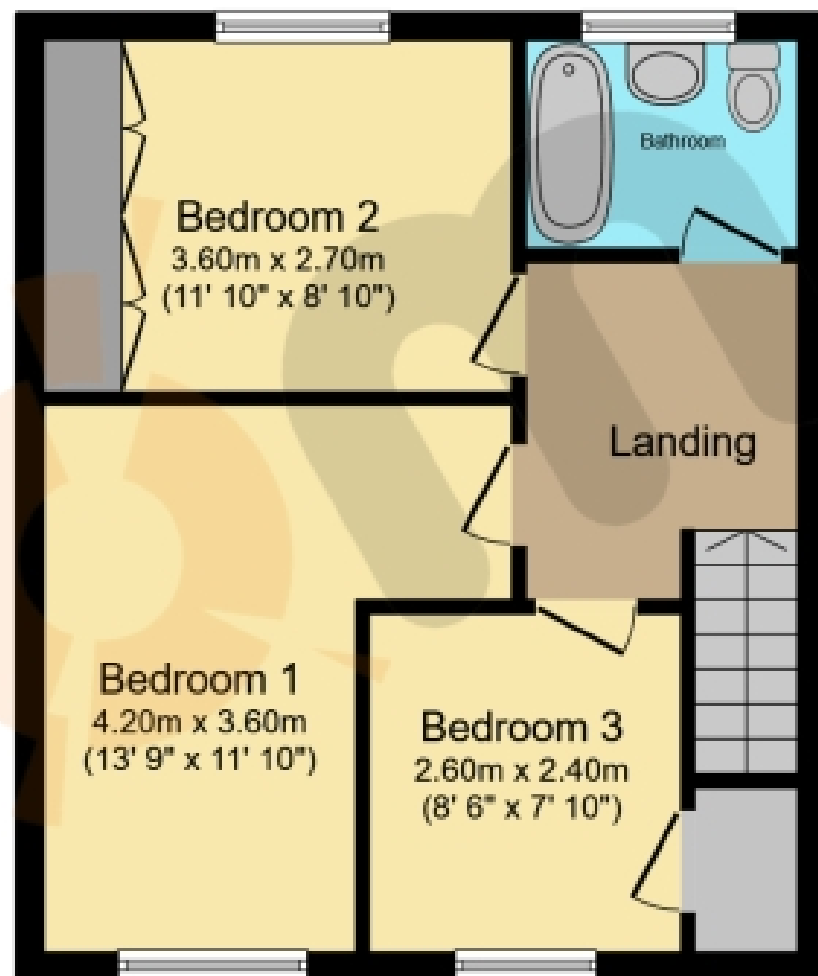
Ladeside Court, Kilbirnie

Offers Over £95,000





Ground Floor



First Floor

Total floor area: 83.5 sq.m. (898 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

To the front of the property, an enclosed, low-maintenance garden is surrounded with wooden fencing & mature shrubbery. You're welcomed into the reception hallway, which provides access to both the lounge and kitchen. The spacious lounge is a bright and inviting room, benefiting from a dual-aspect window formation and generous room dimensions that provide excellent flexibility for a variety of furniture layouts.

Moving through the ground floor brings you to the kitchen, which offers a practical layout with a range of base cabinetry, providing plenty of storage. There is also ample room for freestanding appliance where desired.

Into the upper level are three well-proportioned bedrooms, each offer a comfortable living space, with Bedroom Three further benefiting from built-in storage solutions. Completing the home internally is the fully tiled three-piece bathroom, fitted with a bath and overhead shower, wash hand basin and W.C.

Externally, the rear garden offers a private and low-maintenance outdoor space, enclosed by tall timber fencing. Mainly laid with decorative stone, the garden provides an easy-to-maintain setting with excellent potential for outdoor seating, planters or further landscaping.

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.

This listing has been enhanced in parts with AI

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