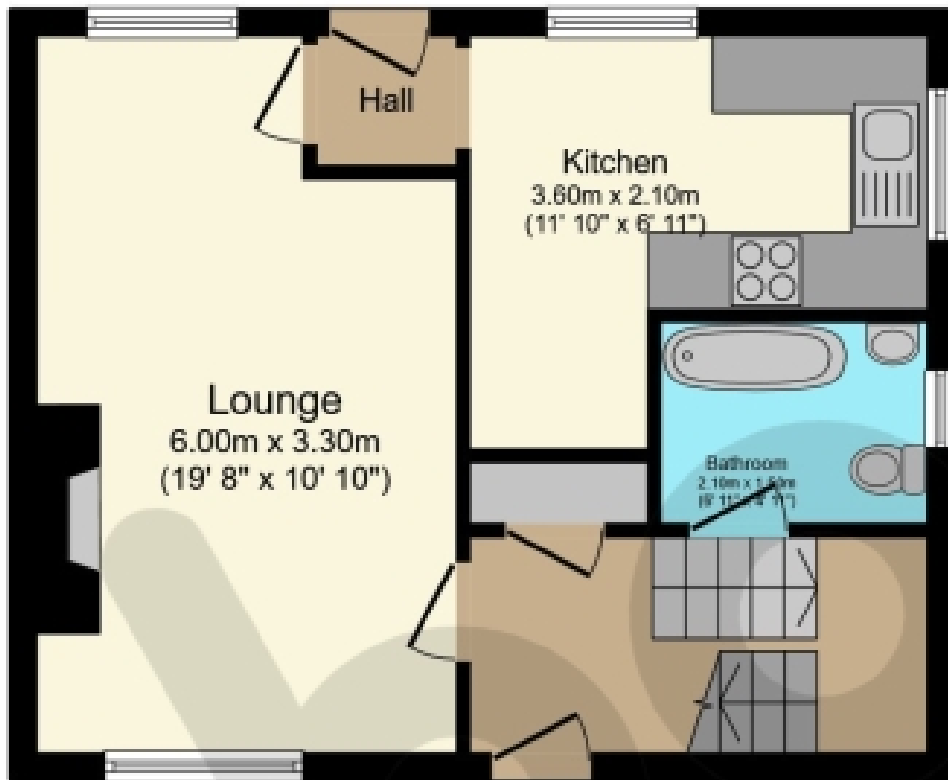




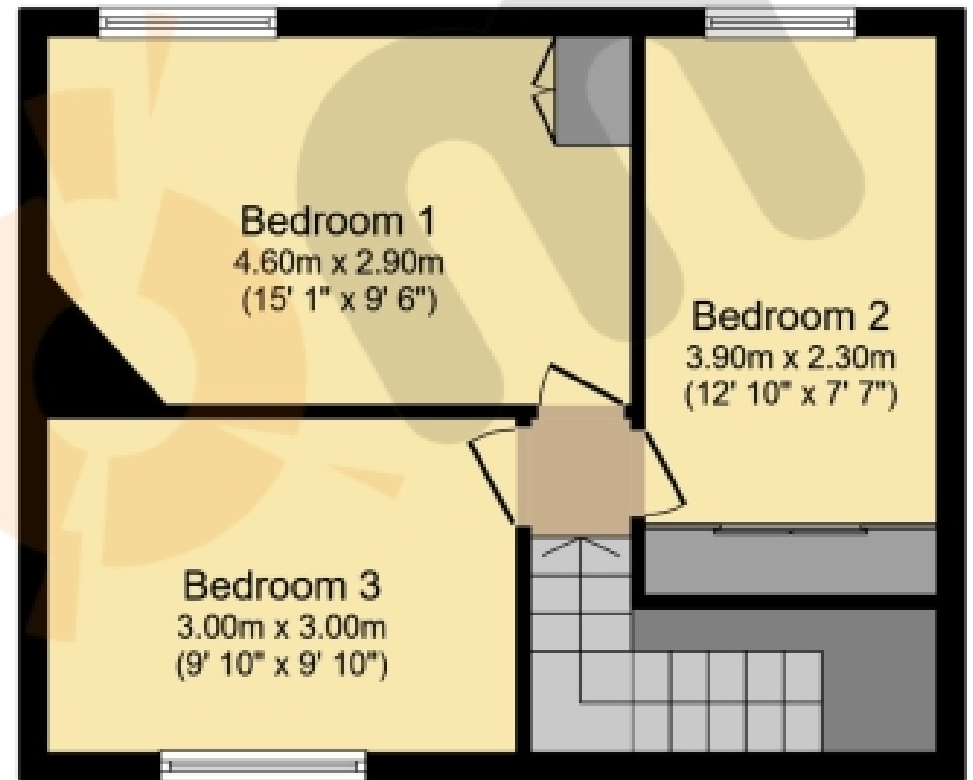
Lindsay Avenue, Kilbirnie

Offers Over £80,000





Ground Floor



First Floor

Total floor area: 78.8 sq.m. (849 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 ONLY PURCHASE. This three-bedroom semi-detached family home offers excellent potential and generous outdoor space, making it an ideal choice for growing families. The property benefits from a substantial rear garden with exciting opportunities to extend, subject to the relevant permissions.

Walking through the low-maintenance front garden and into the home, you are first welcomed into the spacious family lounge. This generous room features oak-effect flooring running throughout, while dual-aspect windows flood the space with natural light. A charming feature fireplace creates a warm and characterful focal point.

Continuing through the ground floor, you'll find the well-appointed kitchen, offering ample cabinetry and worktop space. Completing the ground floor is the three-piece family bathroom, fitted with a bath and overhead shower, wash hand basin, and W.C.

Upstairs, the property offers three well-proportioned bedrooms, all comfortably accommodating a double bed. Bedroom one further benefits from built-in storage.

The standout feature of this home is undoubtedly the rear garden. Its impressive size provides the perfect setting for family living and entertaining, while also offering excellent potential for extension or development, subject to relevant permissions.

The property further benefits from gas central heating and double glazing throughout.

AI has been used to enhance this listing

The property is of Lindsay prefabricated reinforced concrete construction. Any potential lender should confirm that it is acceptable under policy. The property is of a construction type that is not considered to be readily mortgageable and therefore should be considered as available as a cash purchase only.

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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