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Balgray Avenue, Kilbirnie

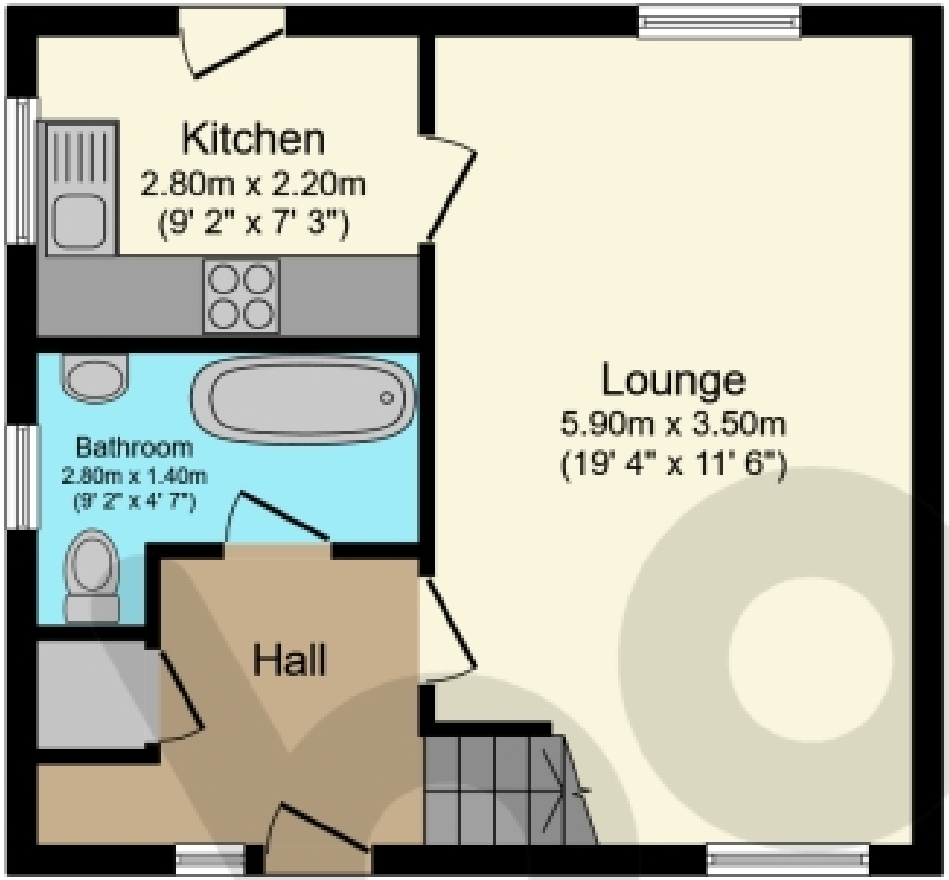
Offers Over £115,000











Ground Floor



First Floor

Total floor area: 75.5 sq.m. (813 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 renovated three-bedroom semi-detached home on has a spacious, light-filled lounge with a modern fitted kitchen aswell as a stylish three-piece bathroom. Three well-proportioned bedrooms offer flexibility for family life or working from home, while multi car driveway and garden space to the front, side and rear gives buyers plenty of scope to make the outdoors their own. Please call Boom for lots more information and to arrange your viewing.
Set on Balgray Avenue in Kilbirnie, this semi-detached home is approached by a paved path and steps to a sheltered front entrance. The front garden is complemented by a driveway and a broad area to the side, giving the property useful outdoor space beyond the rear garden.

Inside, the generously proportioned lounge is bright and inviting, with neutral walls and a new soft-toned carpet. Its open floor area allows for a choice of furniture layouts, with room for a substantial sofa arrangement and a separate reading or play area.
The fitted kitchen features white wall and base units, wood-effect worktops and herringbone-effect flooring. A built-in oven sits below the hob, while the window brings natural light into the room. The layout provides a good stretch of worktop for meal preparation, along with drawers and cupboards for everyday storage.
The newly fitted three piece family bathroom features a W.C., wash hand basin and bath with overhead shower. Marble effect walls and herringbone flooring complement the space beautifully.
The three bedrooms are all carpeted and offer scope for a range of furniture arrangements. The principal bedroom has space for a double bed and freestanding furniture, while the two further bedrooms can be arranged to suit children, guests or home working. Each has its own window, and the neutral finishes give buyers an easy starting point for decorating.

To the rear, timber fencing borders a garden with a paved path and a mix of grass and planting space. There is room to add a seating area, create raised beds or lay out a space for children to play. The additional ground to the side gives buyers further scope to plan the garden around how they want to use it.
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. AI has been used to enhance this listing.
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