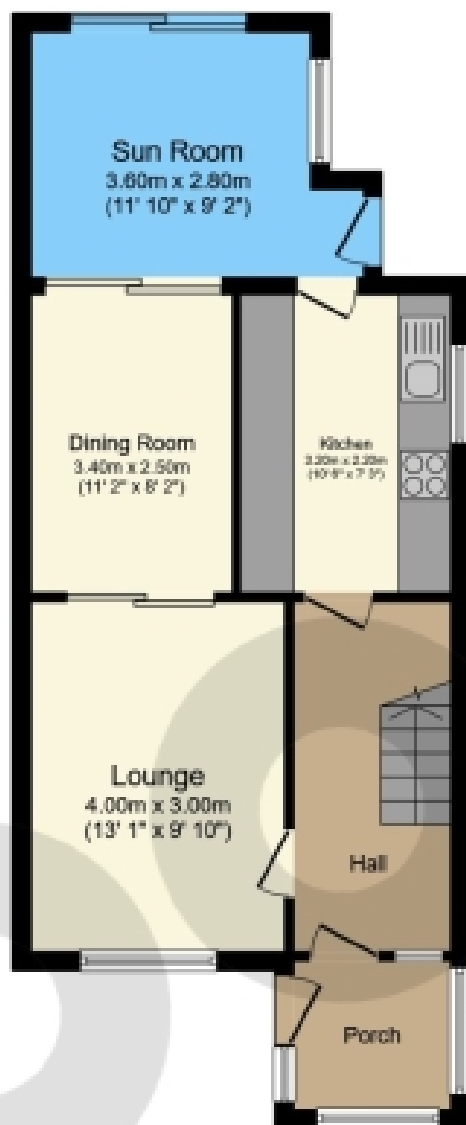




Herriot Avenue, Kilbirnie

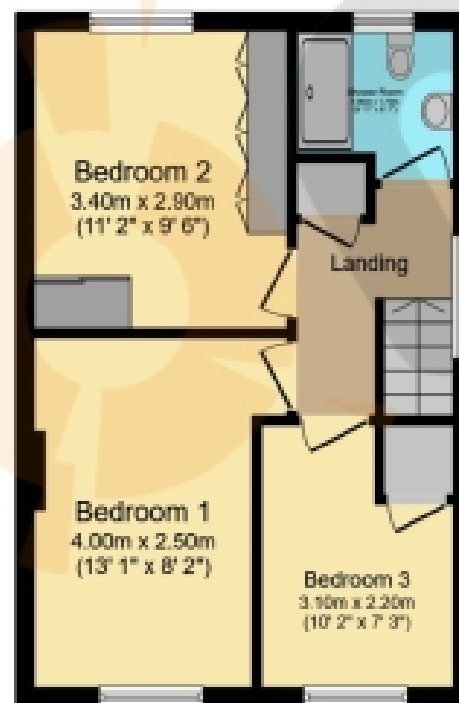
Offers Over £139,995





Ground Floor

Floor area 49.6 sq.m. (533 sq.ft.)



First Floor

Floor area 36.0 sq.m. (387 sq.ft.)

Total floor area: 85.6 sq.m. (921 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

Approaching the property via the driveway, you're welcomed into a bright, sunlit porch-an ideal spot for coats and shoes. From here, you step into the spacious lounge, where a charming feature fireplace creates a warm focal point and adds character to the room. Sliding doors lead through to a versatile dining or sitting area, perfect for both family meals and relaxation.

Continuing through the ground floor, you'll find a well-appointed kitchen fitted with light oak-effect cabinetry along both the base and walls, offering ample storage. This is complemented by marble-effect worktops, creating a stylish yet practical space with plenty of room for appliances and white goods. To the rear, a generous sun room overlooks the garden, with sliding patio doors that flood the space with natural light, making it a highly adaptable area for a variety of uses.

Upstairs, there are three well-proportioned bedrooms, along with a modern shower room complete with a WC, wash hand basin, and walk-in shower cubicle.

Outside, the rear garden is designed for low maintenance, featuring a large patio area and enclosed by tall brick walls, ensuring a high degree of privacy.

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

AI has been used to enhance this listing

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.

www.thepropertyboom.com
Head Office : 31 Braehead, Beith, KA15 1EG
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com