

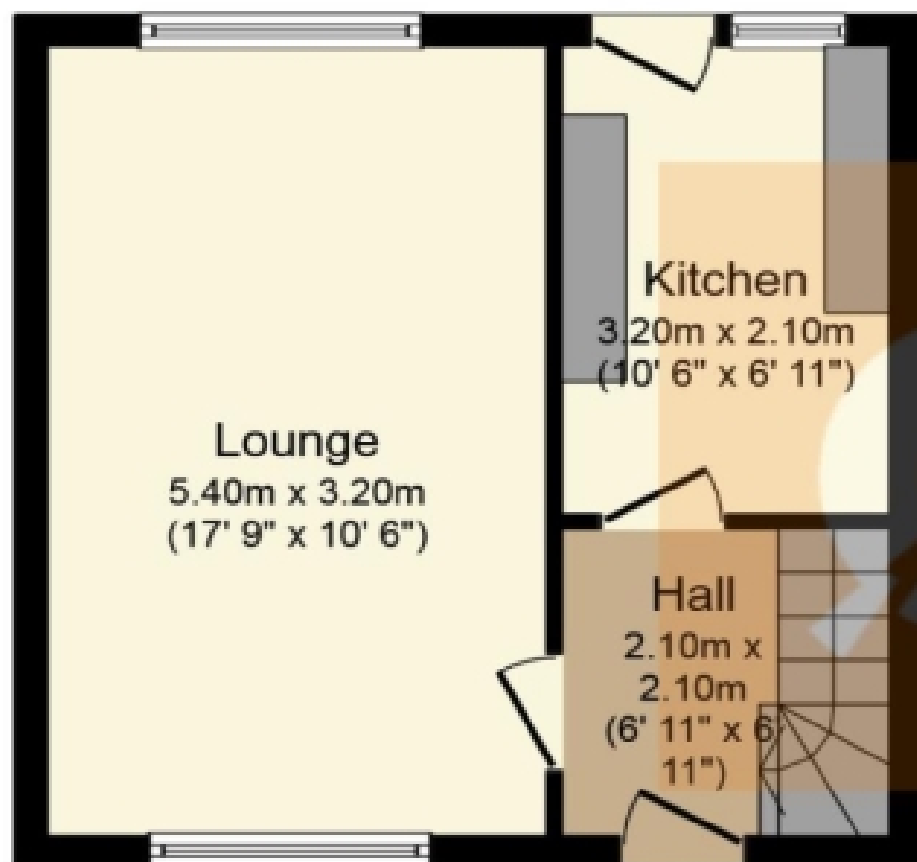


**Holehouse Drive, Kilbirnie**

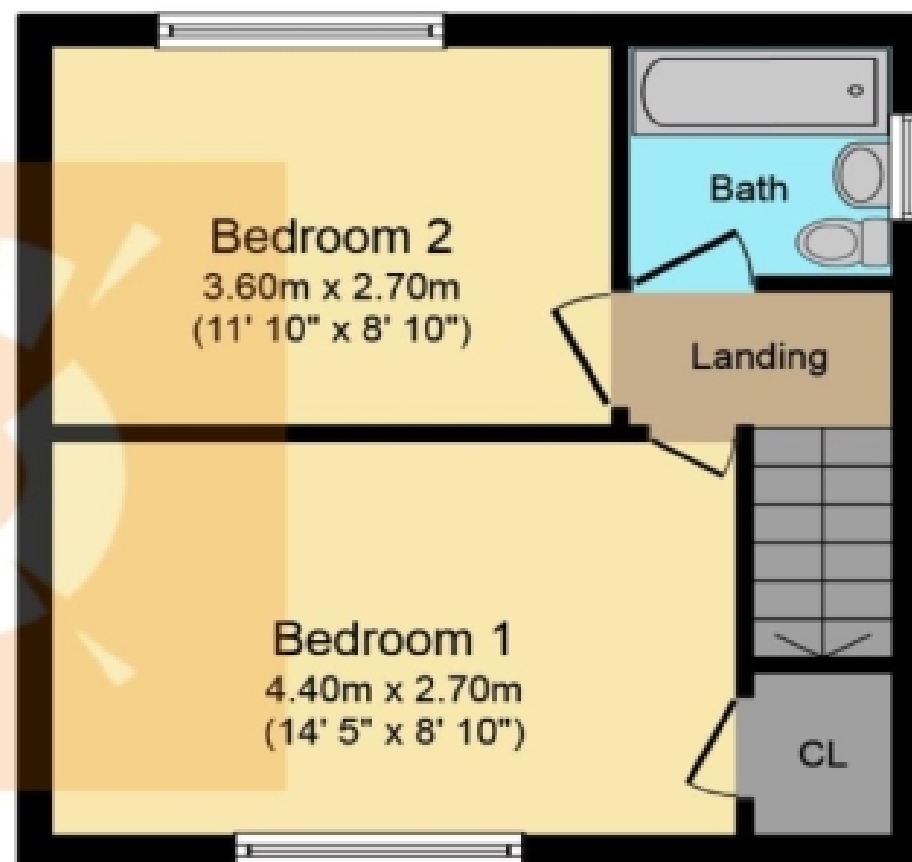
**Offers Over £75,000**







**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



## THE PROPERTY

Positioned on a substantial corner plot, this sought-after end-terrace home offers generous outdoor space, ample off-street parking and a private enclosed garden. With two spacious double bedrooms and a fabulously affordable price point, it's an ideal opportunity for first-time buyers and professionals alike. Externally, the property offers plentiful off-street parking, including a private driveway, and a paved walkway which leads directly to the front door.

Upon entering the property, you are welcomed by a bright entrance hallway, providing access in the first instance to the family lounge. The lounge is spacious and benefits from dual-aspect windows, allowing an abundance of natural light to flood the room and create a bright, airy atmosphere. There is ample space for both relaxation and entertaining, making it a comfortable and versatile living area.

The well-appointed kitchen features a host of integrated appliances to include a 4-ring electric hob, oven/grill, extractor hood and further free-standing space for a fridge/freezer and washing machine. Granite-effect countertops provide ample preparation space and are complimented with contrasting dove grey cabinets.

On the first floor, there are two generously proportioned bedrooms, with Bedroom One featuring in-built storage. Both bedrooms can easily accommodate a range of furniture configurations.

Completing the property internally is a three-piece family bathroom, comprising of a bath, w.c. and a wash hand basin.

To the rear of the property is the impressive, fully enclosed garden. Whether for entertaining, gardening, or simply enjoying some fresh air, it complements the home perfectly.

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

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 newly built 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.

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