



1B Stoneyholm Road, Kilbirnie

Offers Over £135,000





Floor Plan

Total floor area: 91.7 sq.m. (987 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 thoughtfully upgraded upper conversion offers three spacious bedrooms and a stylish, well-presented interior throughout. Just a stones' throw from a host of great local amenities, and a short walk to Glengarnock Train Station, this property is sure to appeal to a wide range of purchasers. Access is to the side of the building, following up the private stairwell and in turn to this seldom available upper conversion which has been freshly decorated throughout.

Entering the property, you are first welcomed into the inviting entrance hallway which provides access to all rooms within the home. The family lounge is beautifully presented with a bright and modern décor, featuring quality wood-effect flooring throughout and large window formations which fill the room with natural sunlight.

The well-appointed kitchen has been fitted with a range of wall and base mounted units, and contrasting granite-effect countertops. There is a 4-ring gas hob, under counter fridge and freezer, dishwasher and washing machine which will all be included within the sale of this property, making it an excellent first-time purchase. No guarantees will be provided.

The property further benefits from three generously proportioned bedrooms, offering fabulous flexible living. Completing the internal accommodation is the family bathroom, comprising of a three-piece white glazed bathroom suite to include a shower-over-bath with glass-screen, w.c. and a wash-hand-basin which has been contained within a stylish high-gloss vanity unit. Contemporary fixtures and fittings can be found throughout to include the chrome heated towel rail and waterfall tap.

The property further benefits from gas-central heating and double-glazing, providing all rooms with a delightful warmth. Externally to the rear, there is a large plot/space for a garden area making for extremely easy maintenance. The space is currently being utilised as a private car park, offering ample off-road parking for various vehicles.

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 Moorpark Primary School and 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 ten-minute drive. 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.

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