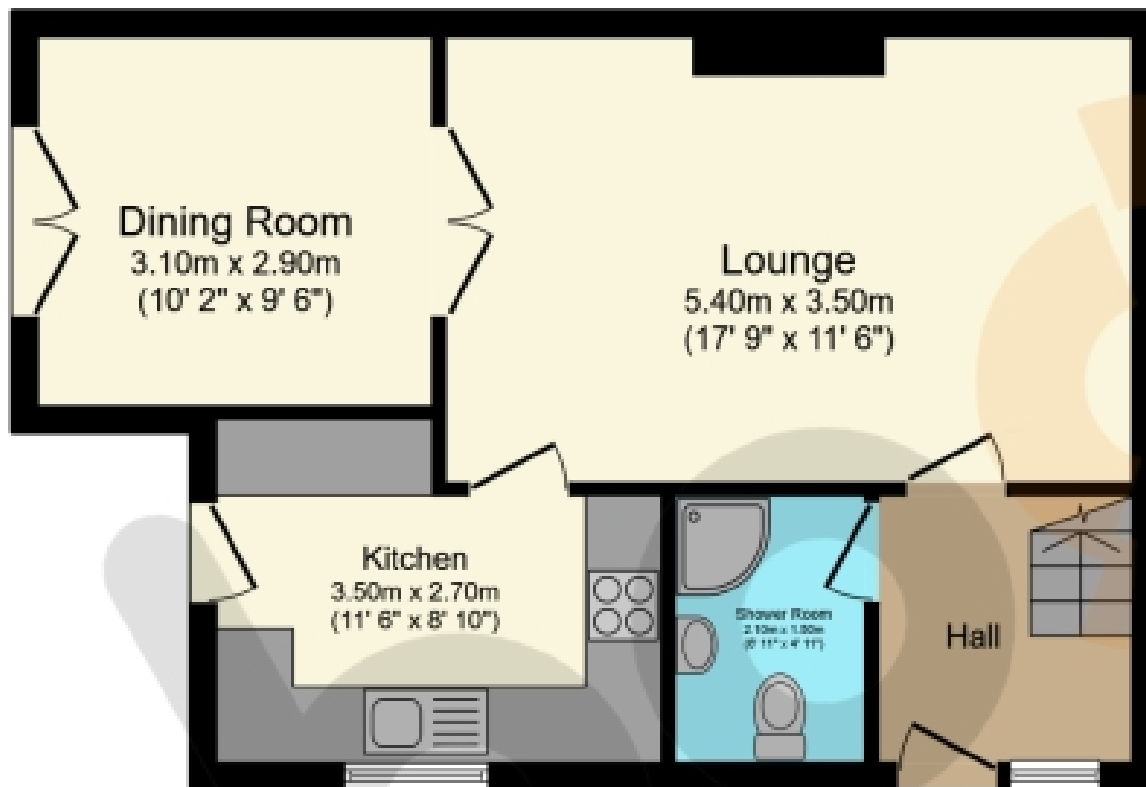




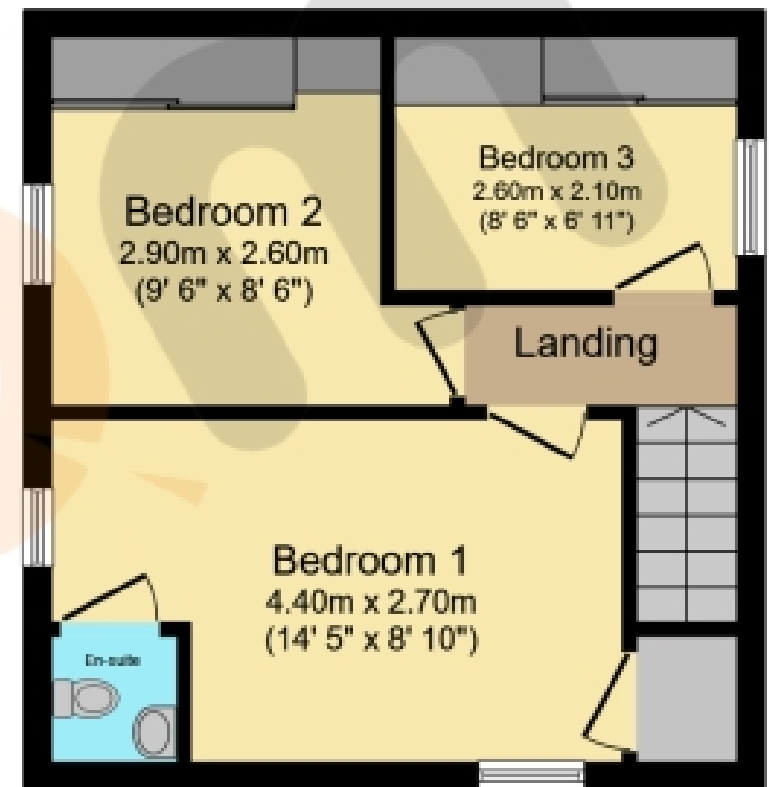
Mossend Avenue, Kilbirnie

Offers Over £125,000





Ground Floor



First Floor

Total floor area: 75.9 sq.m. (817 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

As you approach the property, you are welcomed by a well-maintained home complemented by a low-maintenance front garden. A monoblocked driveway provides convenient off-street parking and leads to the entrance of the property.

The entrance hallway leads into a generously proportioned lounge, offering plenty of space for the whole family to gather. A fireplace creates an attractive focal point, while the large picture window draws in natural light and gives the room a bright, welcoming feel. Its generous dimensions allow for a range of furniture arrangements, with space to relax or entertain.

Moving through to the ground floor, the newly fitted kitchen effortlessly combines contemporary style with everyday practicality. Sleek high-gloss grey base and wall-mounted units provide ample storage, while coordinating grey worktops offer generous preparation space. The kitchen is further enhanced by a range of integrated appliances, including a fridge, freezer, oven, hob, extractor fan and dishwasher.

The extension provides a versatile additional living space, currently utilised as a spacious dining room, offering ample room for family meals and entertaining guests. French doors open directly onto the rear patio, flooding the room with natural light while creating a seamless connection between the indoor and outdoor spaces during the warmer months.

Completing the ground floor is a contemporary three-piece shower room, finished with full tiling and adding further convenience to this level of the home.

Upstairs, three generously proportioned bedrooms offer flexible space for family life. Each bedroom benefits from built-in storage, while the principal bedroom has the added convenience of an en-suite WC.

The fully enclosed rear garden is undoubtedly one of the standout features of the home, offering a fantastic outdoor space for the whole family to enjoy. A generous patio and decking area provide excellent options for outdoor dining, entertaining or simply relaxing, while the large artificial lawn offers plenty of space for children to play with minimal maintenance required. A garden shed also provides useful additional storage for tools and outdoor equipment, completing this versatile and family-friendly garden.

The property further gains from double glazing throughout, keeping the property comfortable and cosy all year round.

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.

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