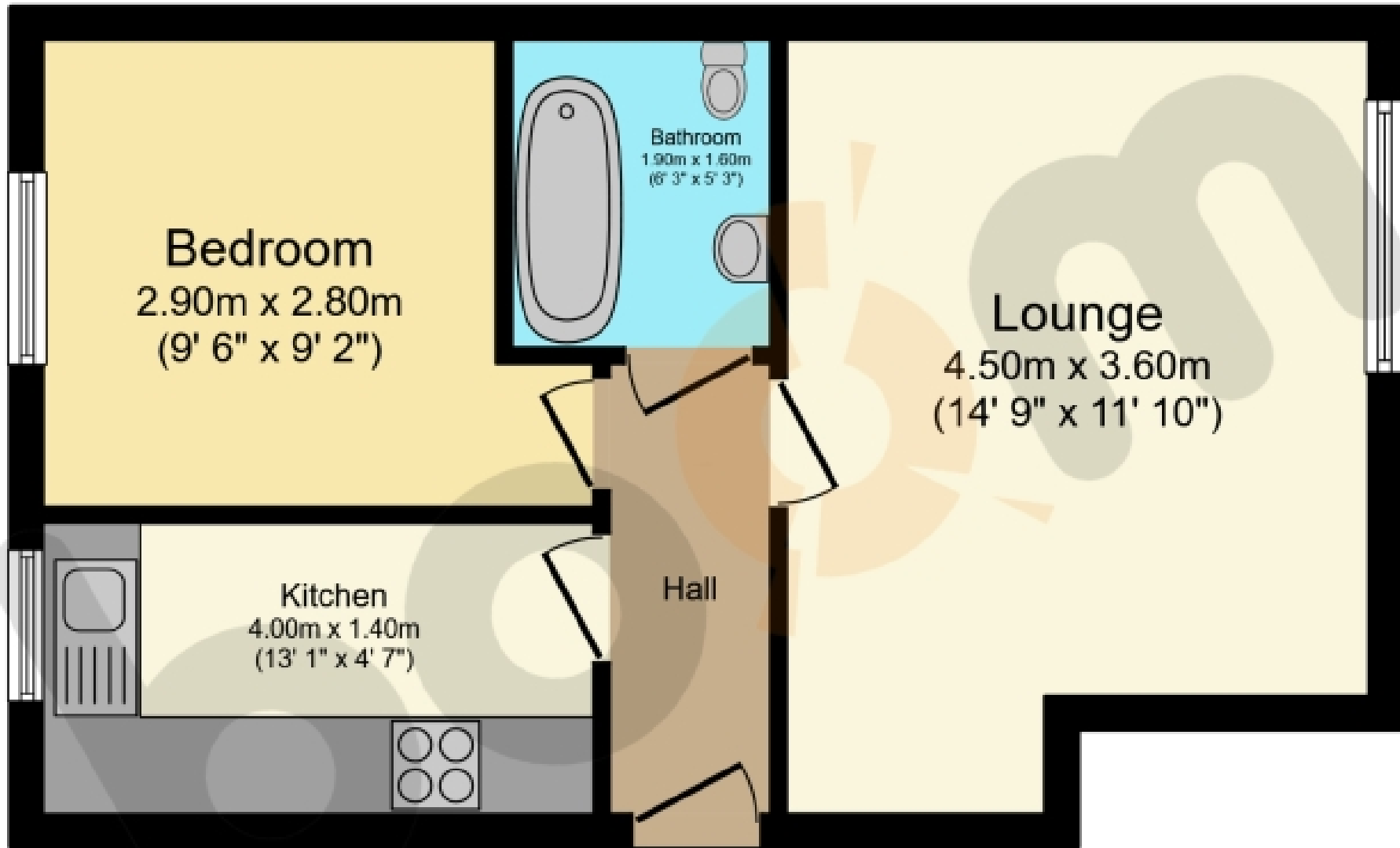




Knoxville Road, Kilbirnie

Offers Over £45,000





Floor Plan

Floor area 37.8 sq.m. (406 sq.ft.)

Total floor area: 37.8 sq.m. (406 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

Upon entering the property, you are welcomed into an entrance hallway which provides access to all rooms. The lounge has been freshly decorated, featuring neutral décor and fitted carpets, while a large window allows for an abundance of natural light and enhances the spacious feel of the room.

The kitchen is well-appointed and features a host of base and wall-mounted cabinetry, complemented by white marble-effect countertops. Integrated appliances include a 4-ring electric hob with electric oven/grill and extractor hood. There is further free-standing space for a washing machine and fridge/freezer.

The remaining accommodation comprises a generously proportioned double bedroom, and a pristine three-piece bathroom suite comprising of a W.C., wash hand basin, and a shower-over-bath with glass screen.

Externally, to the rear of the property, there are residents' car park along with a communal drying green.

Our client has advised that they are open to including all white goods and furniture within the sale. Please contact us for further information.

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