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**Hawthorn Court, Kilwinning**

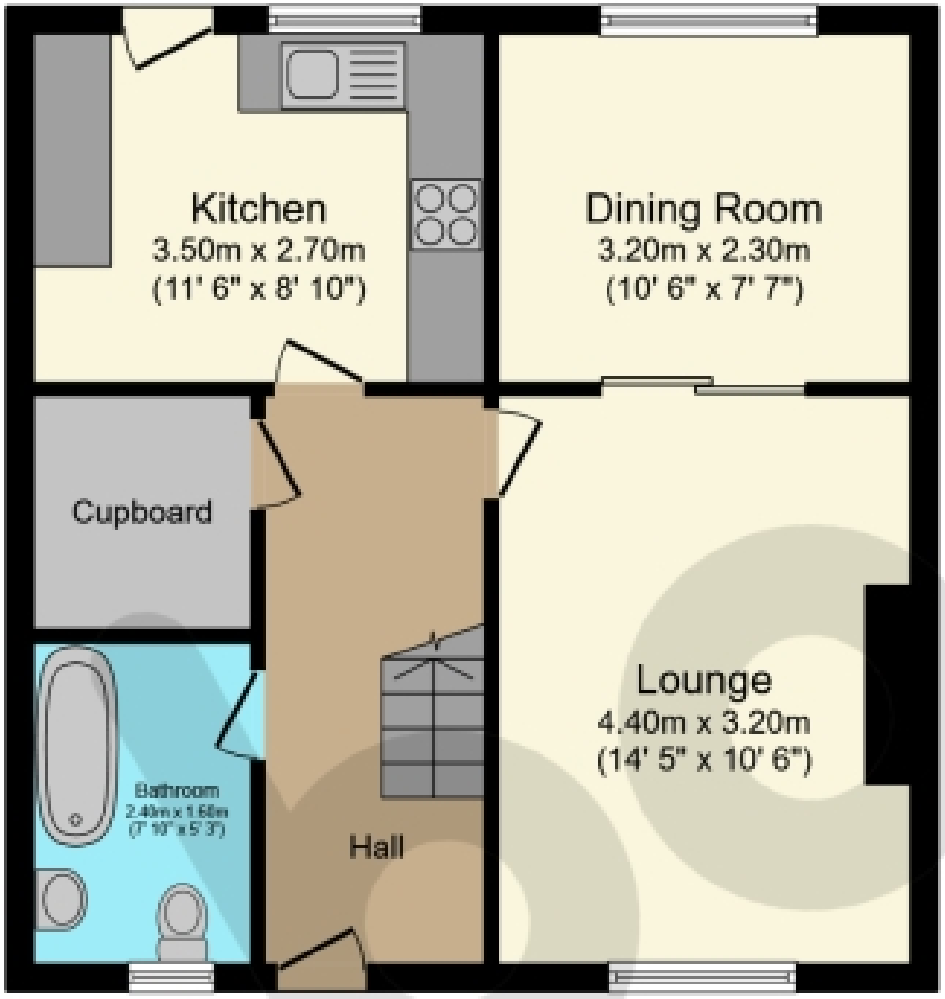
**Offers Over £135,000**



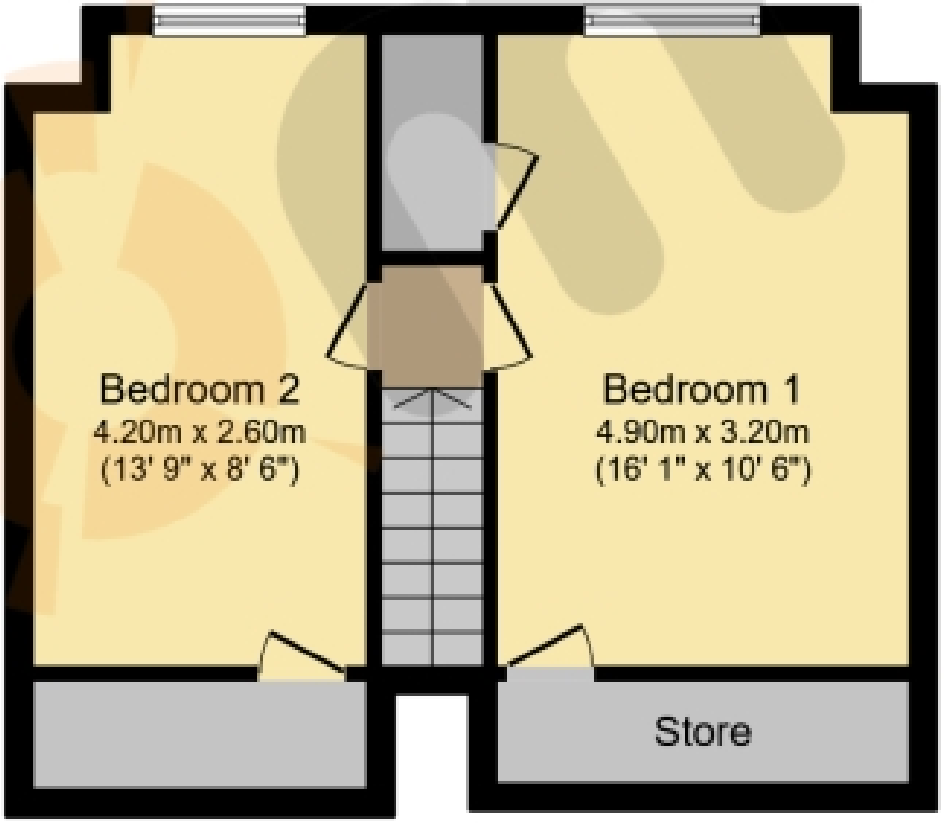









Ground Floor




First Floor

Total floor area: 86.9 sq.m. (935 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

A well-presented and recently upgraded home, boasting fresh décor, a brand-new kitchen and a low-maintenance rear garden alongside private parking. Offered to the market with no onward chain, this property is an ideal opportunity for first-time buyers and downsizers alike. Get in touch now with The Property Boom for lots more information and to arrange your viewing.
To the front, the property benefits from a well-maintained lawn, bordered by timber fencing, with a paved pathway leading to the entrance. Upon entering, you are welcomed by a bright and inviting reception hallway, providing access to the main living accommodation.

The family lounge offers a comfortable space to relax and unwind, finished in fresh neutral décor and soft grey carpeting. A separate dining room, complete with wood-effect flooring, provides the perfect setting for everyday dining and entertaining. Alternatively, this versatile space could be utilised as a home office or even a third bedroom, depending on individual requirements.
The brand-new fitted kitchen features matte grey cabinetry and wood-effect worktops. Quality integrated appliances include a built-in oven, hob and extractor hood.
Completing the ground level is a fully tiled three-piece bathroom that features a bath with an overhead shower and glass screen, a wash-hand basin, W.C. and a chrome heated towel rail.
Into the upper level are two generously proportioned bedrooms, both comfortably accommodating a double bed and benefit from excellent built-in storage solutions.

The fully enclosed rear garden features both a garden shed and garage providing ample storage alongside a well-maintained lawn and new installed decking area; perfect for enjoying during the summer months.
This property further gains from gas central heating and double glazing througbout.
This fabulous property is perfectly situated to enjoy a host of local amenities and public transport links. Please check The Property Boom website for detailed information on local schooling. The West Coast with beautiful sandy beaches is only 10 minutes' drive or a short train journey away.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY? TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.
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. Thank you.
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