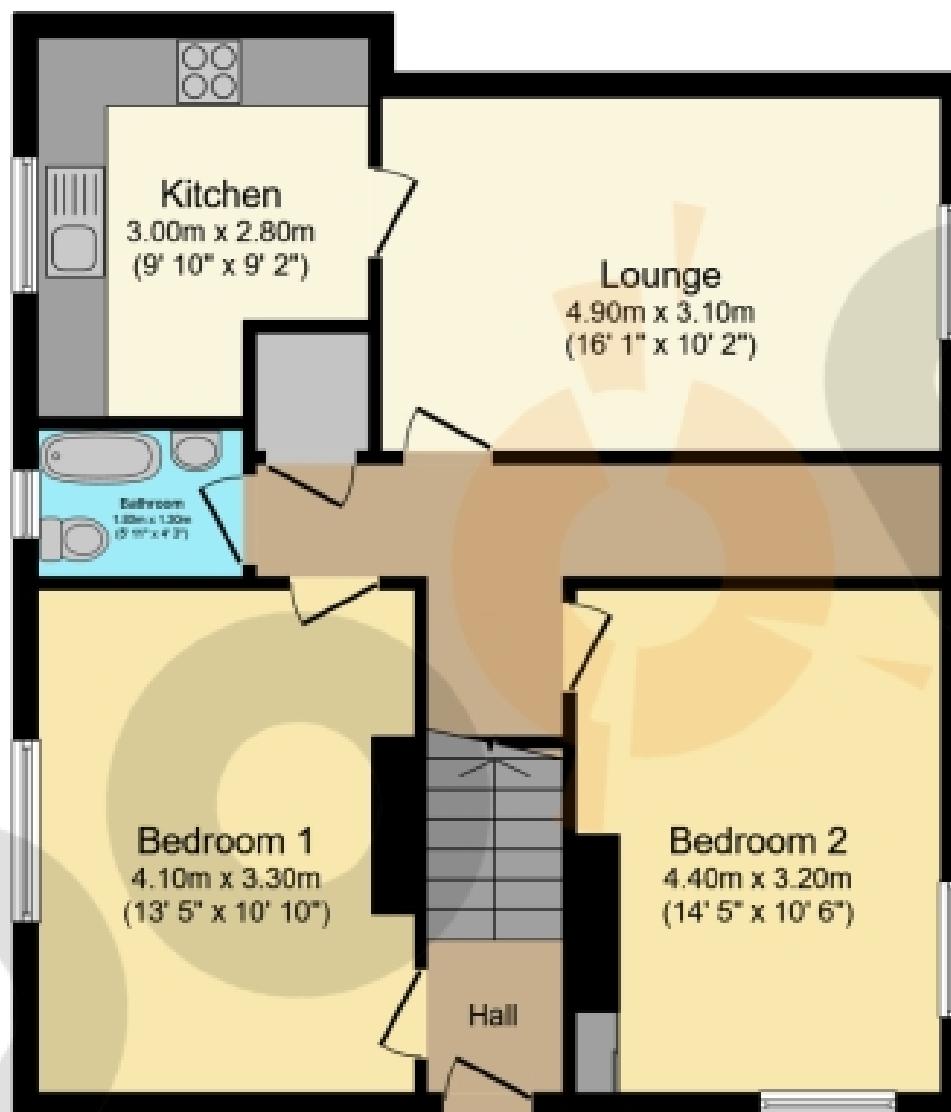




Ladyford Avenue, Kilwinning

Offers Over £49,995





Floor Plan

Floor area 70.2 sq.m. (756 sq.ft.)

Total floor area: 70.2 sq.m. (756 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 two-bedroom upper cottage flat presents a fantastic opportunity, whether you're looking to get on the property ladder or for a great buy-to-let investment. The property offers well-proportioned accommodation and benefits from a private rear garden.

Climbing the stairs and entering the home, you'll find the welcoming reception hallway, giving access in the first instance to the lounge. This spacious room features oak-effect flooring, with ample room for a range of furniture configurations.

The kitchen features generous dimensions and features a range of base and wall-mounted units with contrasting granite-effect countertops. Integrated appliances include a 4-ring electric hob, electric oven/grill, and extractor hood which will all be included within the sale of the property.

The property further benefits from two double bedrooms and completing the internal accommodation is the three-piece bathroom suite comprising of a bathtub, W.C. and wash hand-basin.

To the rear, the property benefits from a private garden which is predominantly laid to lawn, making it ideal for children and pets.

Please note that some internal photos have been enhanced with AI technology

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.

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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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