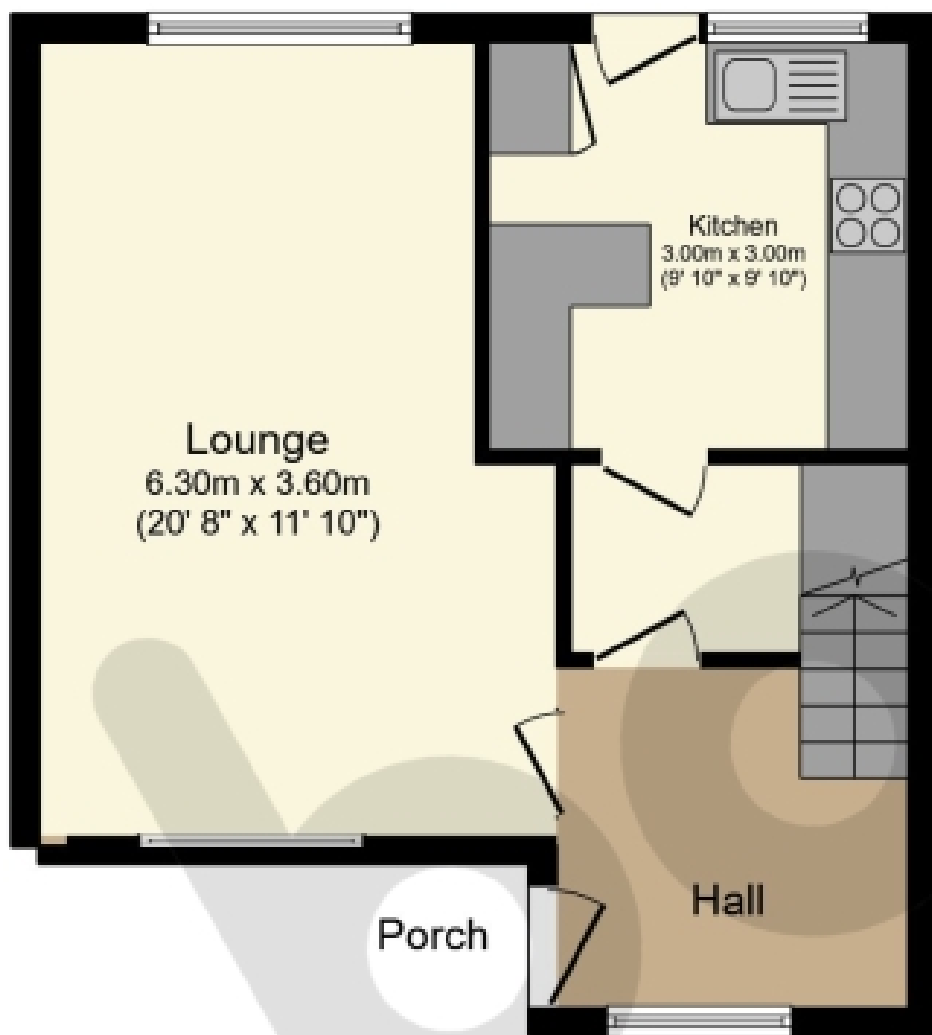




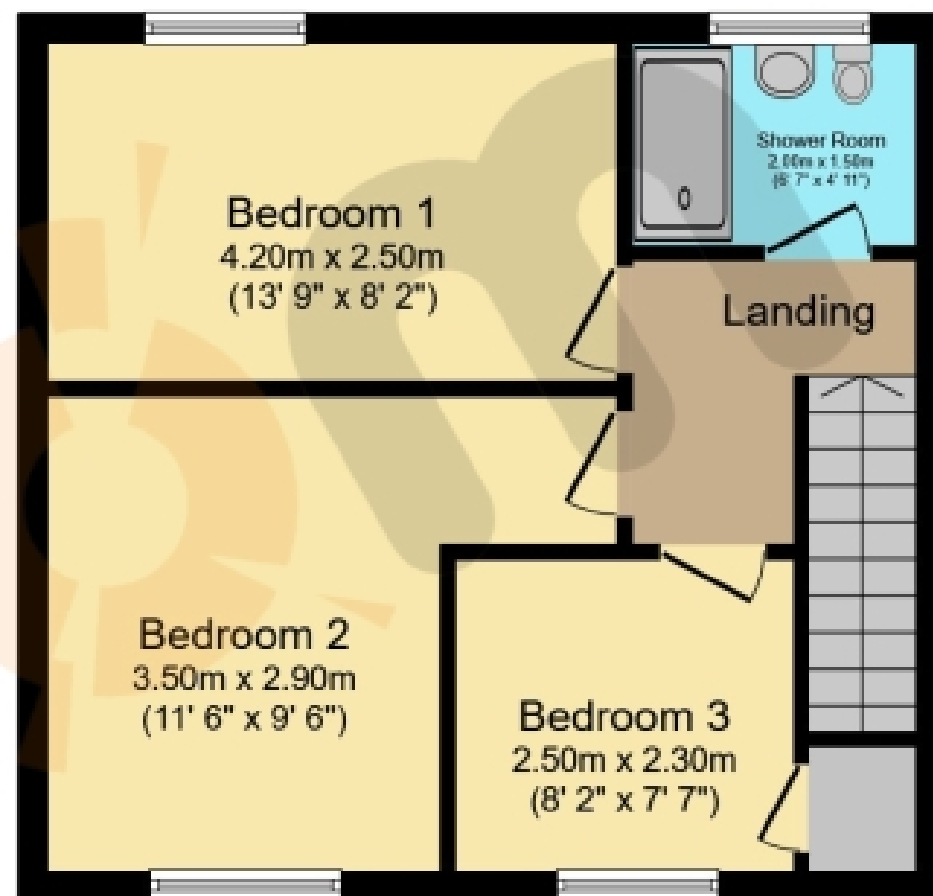
Ladeside Court, Kilbirnie

Offers Over £115,000





Ground Floor



First Floor

Total floor area: 80.2 sq.m. (864 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 charming three-bedroom end-terraced family home offers a spacious and well-presented interior, ideal for modern family living. Boasting generous room dimensions throughout and a warm, welcoming feel, the property is further complemented by beautifully landscaped front and rear gardens, providing attractive outdoor spaces to enjoy all year round. Contact Boom now for more information and a copy of the Home Report.

Approaching through the beautifully landscaped front garden, you are welcomed into the entrance hallway, which provides access to the main ground-floor accommodation. The charming lounge is tastefully decorated in neutral tones, creating a bright and inviting living space. A dual-aspect window formation allows natural light to flow throughout the room, while the generous proportions provide ample space for a range of furniture layouts. The room also offers excellent flexibility, with plenty of scope to be arranged as both a comfortable lounge and a dining area if desired.

Continuing through the ground floor brings you to the stylish and well-appointed kitchen. This modern space benefits from sleek white base and wall-mounted cabinetry, beautifully complemented by dark oak-effect worktops and matching splashbacks, creating a practical yet attractive finish. There is a good range of integrated appliances, including a fridge, freezer, oven, electric hob and extractor fan, making the kitchen ideal for everyday family living.

Climbing the stairs, you are met with three well-proportioned bedrooms and the shower room. All three bedrooms offer space to accommodate a double bed, with bedroom three further enhanced by built-in storage. The fully tiled shower room is finished to a high standard and comprises a W.C., wash hand basin with vanity storage, and a large walk-in shower cubicle.

Externally, the rear garden has also been thoughtfully landscaped and is split into two fully enclosed sections. Mainly laid with decorative stone, it offers a superb low-maintenance outdoor space, ideal for relaxing, entertaining, or enjoying the warmer months with minimal upkeep.

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 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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