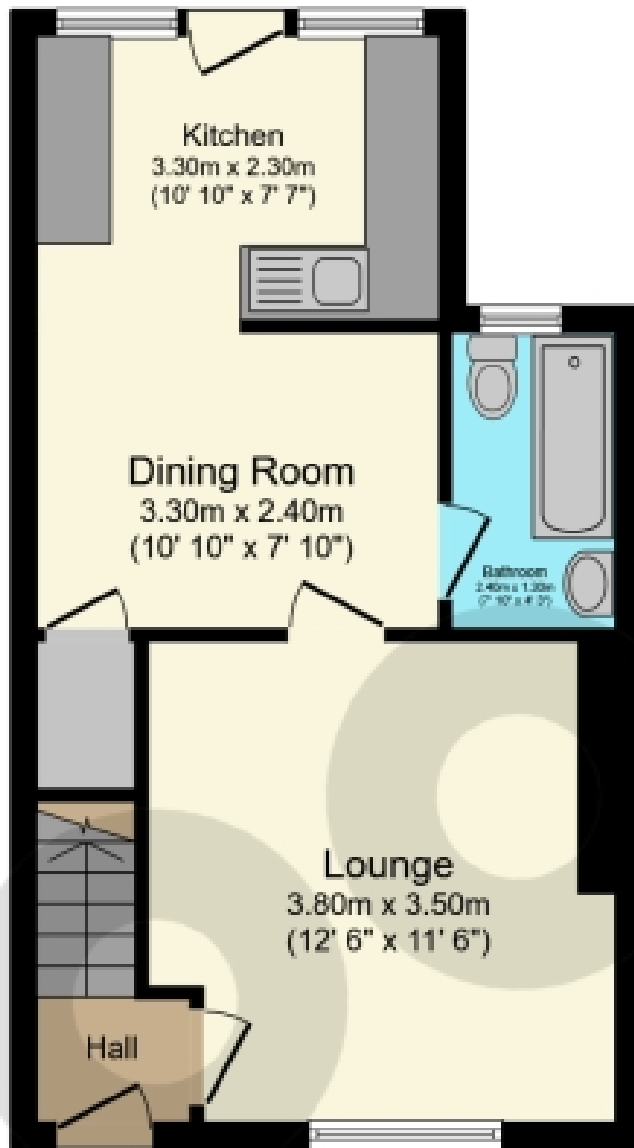




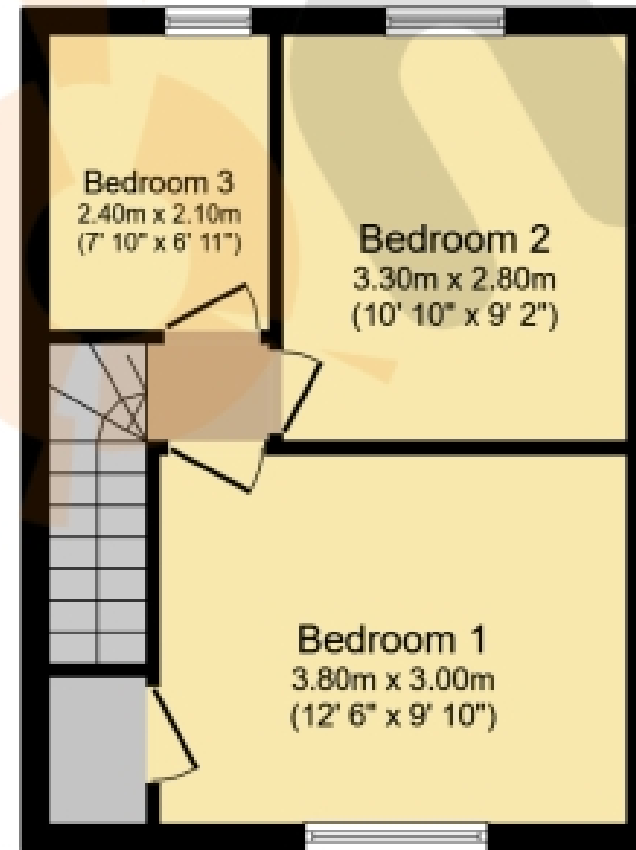
**Dalry Road, Kilbirnie**

**Offers Over £100,000**





Ground Floor



First Floor

Total floor area: 68.0 sq.m. (732 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](http://www.Propertybox.io)

## THE PROPERTY

This beautifully presented three-bedroom terraced home has been fully refurbished throughout, offering a stylish and contemporary interior perfectly suited to modern family living. The property further benefits from a spacious multi-car driveway, providing ample off-street parking, while the beautifully maintained rear garden creates an attractive and welcoming outdoor space ideal for relaxing, entertaining and enjoying the warmer months. Call Boom now for loads more info and a copy of the Home Report.

Walking up the spacious driveway and into this lovely home brings you directly to the inviting family lounge. This generously proportioned living space is beautifully presented with stylish décor throughout, creating a warm and welcoming ambiance. The impressive room dimensions provide ample space for a variety of furniture and décor configurations, making it an ideal setting for both everyday family living and relaxing with guests.

Moving through the ground floor brings you to the well-appointed dining room, which thoughtfully connects the lounge to the kitchen and creates a natural flow throughout the home. Attractive oak-effect flooring spans both the dining room and kitchen, providing a stylish and cohesive finish. The dining room itself is generously sized, comfortably accommodating a large dining table and making it a fantastic space for family meals, entertaining and social occasions.

The kitchen is bright, modern and highly functional, featuring sleek high-gloss white base and wall-mounted cabinetry that provides excellent storage. Large picture windows positioned to the rear allow an abundance of natural light to flood the room while offering pleasant views over the rear garden. The kitchen further benefits from generous worktop space and ample provision for a range of white goods and appliances, creating a practical space perfectly suited to busy family life.

Completing the ground floor is the contemporary three-piece family bathroom, comprising a W.C., wash hand basin with convenient vanity storage and a bath with an overhead shower.

Climbing the stairs brings you to the property's three well-proportioned bedrooms. Bedrooms one and two both comfortably accommodate a double bed, with the principal bedroom further benefiting from practical built-in storage solutions. Bedroom three offers excellent versatility and could be utilised as a comfortable single bedroom, nursery or dedicated home office depending on the needs of the new owners.

The beautifully maintained rear garden provides a fantastic outdoor space for the whole family to enjoy. A generous patio area offers the perfect setting for outdoor dining and entertaining, while a separate decking area provides an additional space for relaxing during the warmer months. The remaining garden is predominantly laid with decorative gravel, creating a low up keep outdoor area. Timber fencing and surrounding walls fully enclose the garden, providing a welcome degree of privacy and security.

This property further gains from gas central heating and double glazing throughout, alongside new roughcasting and a partially floored loft.

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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Head Office : 31 Braehead, Beith, KA15 1EG

Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)