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Redheugh Avenue, Kilbirnie

Offers Over £360,000



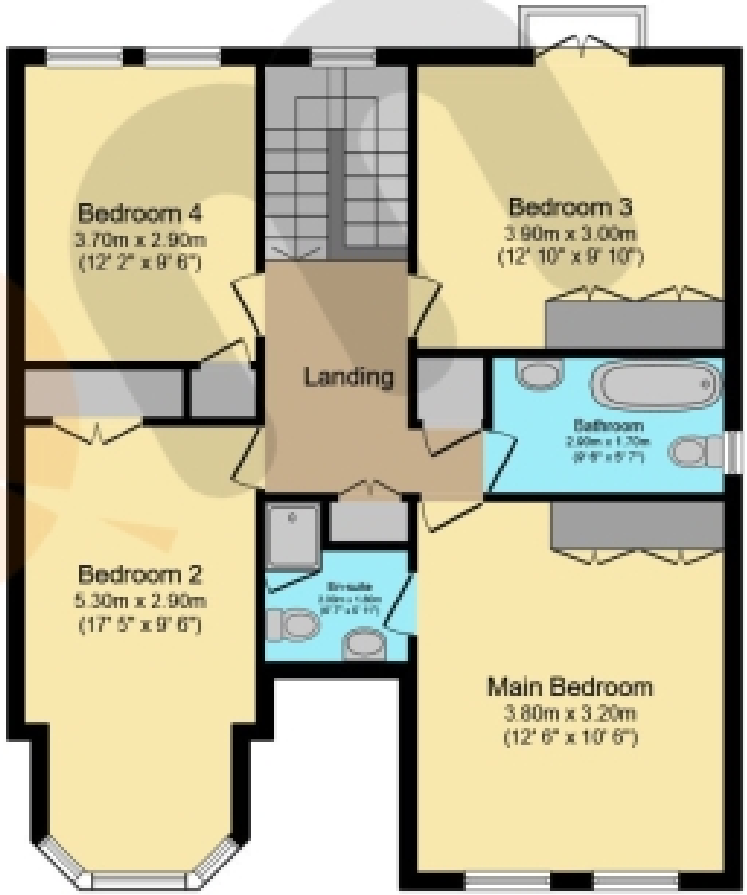








Ground Floor



First Floor

Total floor area: 210.9 sq.m. (2,270 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

Occupying a prominent corner plot on Redheugh Avenue, this impressive family home combines an attractive exterior with beautifully presented interiors. A comprehensive security system provides added peace of mind, while the property’s striking kerb appeal makes a strong first impression. Please contact The Property Boom for lots more information and to arrange your viewing.

Double bay windows give Redheugh Avenue an attractive frontage, with a paved path leading to the sheltered entrance. Inside, a generous reception hallway introduces the ground-floor accommodation and provides a central point of access to the main living spaces.

The front lounge is a welcoming space with a broad bay window and a contemporary inset fireplace framed by timber slat detailing. Glazed double doors connect the lounge to a second sitting room, allowing the two spaces to open up for entertaining or be used independently. French doors from the rear sitting room open onto the patio, making it easy to step outside when the weather allows.

A separate dining room also features a front-facing bay window and has ample space for a family dining table. The contemporary kitchen pairs handleless cabinetry with pale marble effect worktops and incorporates a breakfast bar for casual dining. The space benefits from an integrated fridge, freezer, dish washer, double oven, microwave, hob and extractor fan. A large floor space sits at the rear of the room for a further social and sitting space.

Connected to the kitchen is a newly installed utility room making at-home chores easy. A downstairs W.C. completes this level.

Upstairs, the principal bedroom combines fitted wardrobes with its own en suite shower room. The en suite features a glass shower enclosure, a vanity-mounted wash hand basin, a W.C. and a chrome towel radiator.

Three further bedrooms offer flexibility for family life, guests or home working. Fitted wardrobes provide useful storage, while bedroom three features French doors with a Juliet balcony overlooking the garden. The family bathroom is finished in a light, neutral palette and features a bath with an overhead shower, a vanity-mounted wash hand basin, a W.C. and a chrome towel radiator.

To the rear, the enclosed garden combines a broad paved patio with a lawn, offering space for outdoor dining and play. A new timber summerhouse provides a sheltered spot to sit and enjoy the garden, and a paved side path links the outdoor areas. This side garden is also impressive with even further space for the next owners. This property further gains from gas central heating and double glazing throughout. The security system features a full alarm system, 5 external HD cameras and a motion-detecting CCTV system.

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. AI has been used to enhance this listing.

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