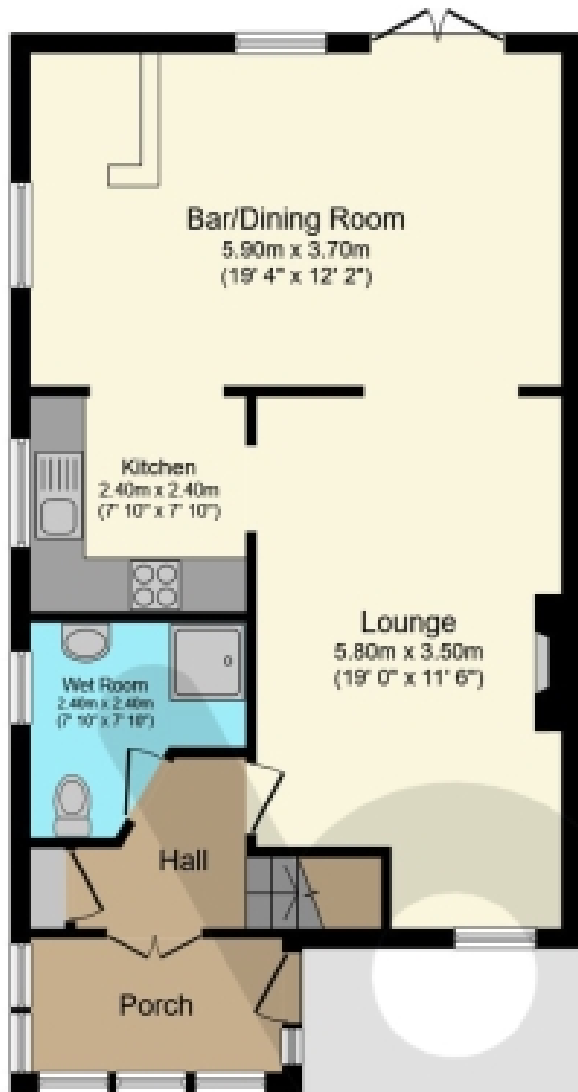




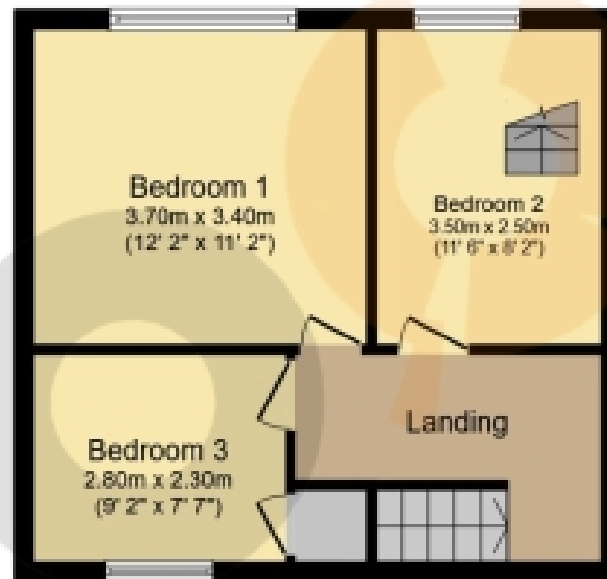
**Stockbridge Crescent, Kilbirnie**

**Offers Over £119,995**

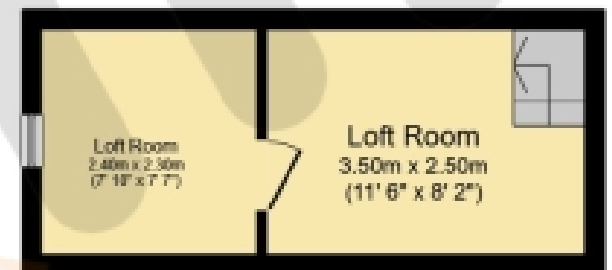




Ground Floor



First Floor



Second Floor

Total floor area: 114.0 sq.m. (1,227 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 spacious, EXTENDED semi-detached home offers generous and versatile accommodation, making it an excellent choice for family living with NO ONWARD CHAIN. Boasting a large lounge, open plan to an ADDITIONAL RECEPTION ROOM with impressive home bar. A VAST FLOORED LOFT SPACE adds another useable space, while a multi-car driveway adds convenience and practicality to this appealing family home. Please call Boom now for more info and to arrange your viewing.

Entering through the porch brings you into a welcoming hallway, which leads to the impressively proportioned family lounge. This inviting space benefits from a large picture window, allowing natural light to fill the room, while a charming log burner provides a focal point and a cosy setting for relaxing evenings. The generous dimensions offer ample scope for a variety of furniture arrangements, making this a comfortable and adaptable space for everyday family living.

An archway leads through to the extended dining room and bar area, adding considerably to the home's entertaining appeal. With ample room for a family dining table, this sociable space is equally suited to everyday meals and larger gatherings. The dedicated bar area brings an individual touch, creating an ideal setting for hosting friends and family. French doors open directly onto the rear garden's decking, extending the entertaining space outdoors.

Connecting with both the lounge and dining room, the recently installed kitchen is conveniently positioned within the ground-floor layout. Hi-gloss white base and wall-mounted cabinetry provides plentiful storage, while contrasting oak-effect worktops introduce warmth and complement the contemporary finish. Integrated appliances include a 4-ring gas hob with electric oven/grill and extractor hood, as well as a fridge/freezer.

The ground-floor accommodation is completed by a three-piece wet room, comprising a shower, wash hand basin and W.C.

On the first floor, the property offers three generously proportioned bedrooms, offering fabulous flexible accommodation. Bedroom Two features ladder access to the extensive floored loft space, offering excellent additional storage space.

The landscaped rear garden further enhances the home's family appeal, combining decking, a patio and an artificial lawn to create a versatile outdoor setting with minimal upkeep. The decking provides an ideal spot for alfresco dining, while the additional areas offer plenty of space for relaxing. Timber fencing lines the perimeter, creating an enclosed setting with a good degree of privacy.

This property further gains from recently replaced gas-central heating.

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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AI has been used to enhance this listing.

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Head Office : 31 Braehead, Beith, KA15 1EG

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