



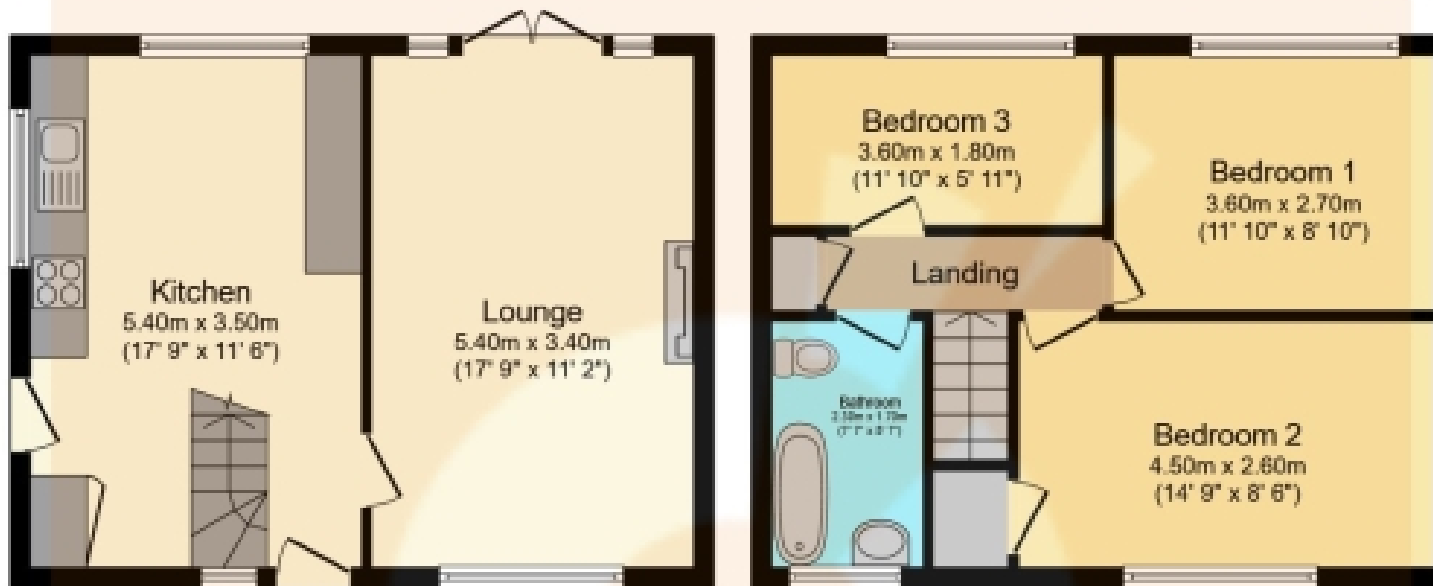
**92 Milton Road, Kilbirnie**

**Offers Over £105,000**









**Ground Floor**

**First Floor**



**Loft Floor**

Total floor area 90.4 sq.m. (973 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## THE PROPERTY

**\*\*DESIRABLE CORNER PLOT\*\*MULTICAR DRIVEWAY\*\*DETACHED GARAGE\*\*SUBSTANTIAL FLOORED LOFT\*\*GENEROUS DIMENSIONS THROUGHOUT\*\*SPACIOUS DINING/KITCHEN\*\*** View in person or online. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the home report. Welcome to No. 92 Milton Road. This fantastic semi-detached home has a sought-after position within the street, occupying a substantial corner plot. Boasting generous dimensions and neutral décor throughout, this home would be ideally suited to a whole range of buyers.

To the front, the property boasts a wraparound garden with sections of lush green lawns, mature shrubbery and paved pathway leading up to the entrance. To the side of the property, there is an extensive multicar driveway and detached garage offering desirable off-street parking solutions for family and visitors alike.

Entering into the property, we are welcomed into an inviting reception hallway which features traditional style timber flooring that flows seamlessly through to the lounge. The lounge itself is superbly spacious in size and the dual aspect window/French door formation floods the room with an abundance of natural sunlight. A true focal point of the room is the fireplace – an ideal spot for the entire family to cosy in front of after a long day.

The kitchen is well appointed and boasts spacious dimensions, allowing for ample dining space. There are a selection of wood effect wall and base units as well as a host of integrated and free-standing appliances including oven/grill & ceramic four ring hob, extractor cooker hood, washing machine, dishwasher and American style fridge freezer.

A stairway climbs to the upper level, where there are three generously sized bedrooms. Additionally, the property benefits from a substantial floored loft space that could be suitable for a variety of uses.

Completing the accommodation internally is the bright and airy, three-piece bathroom which is comprised of w.c., pedestal wash-hand basin and corner bath with shower overhead.

To the rear, the garden is privately enclosed with timber fencing creating the perfect place for both kids and pets to safely play. Additionally, there is a sociable decking area that would be ideal for entertaining in the sunnier climates.

Additionally, the property benefits from gas central heating and double glazing throughout which provides each room with a lovely warmth.

Kilbirnie has a host of great local amenities including a health centre and supermarket. The property is also within the catchment area for the newly built 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.

Glengarnock train station is 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.

We would highly recommend an early viewing of this property as we have no doubt it will be extremely popular. 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. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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