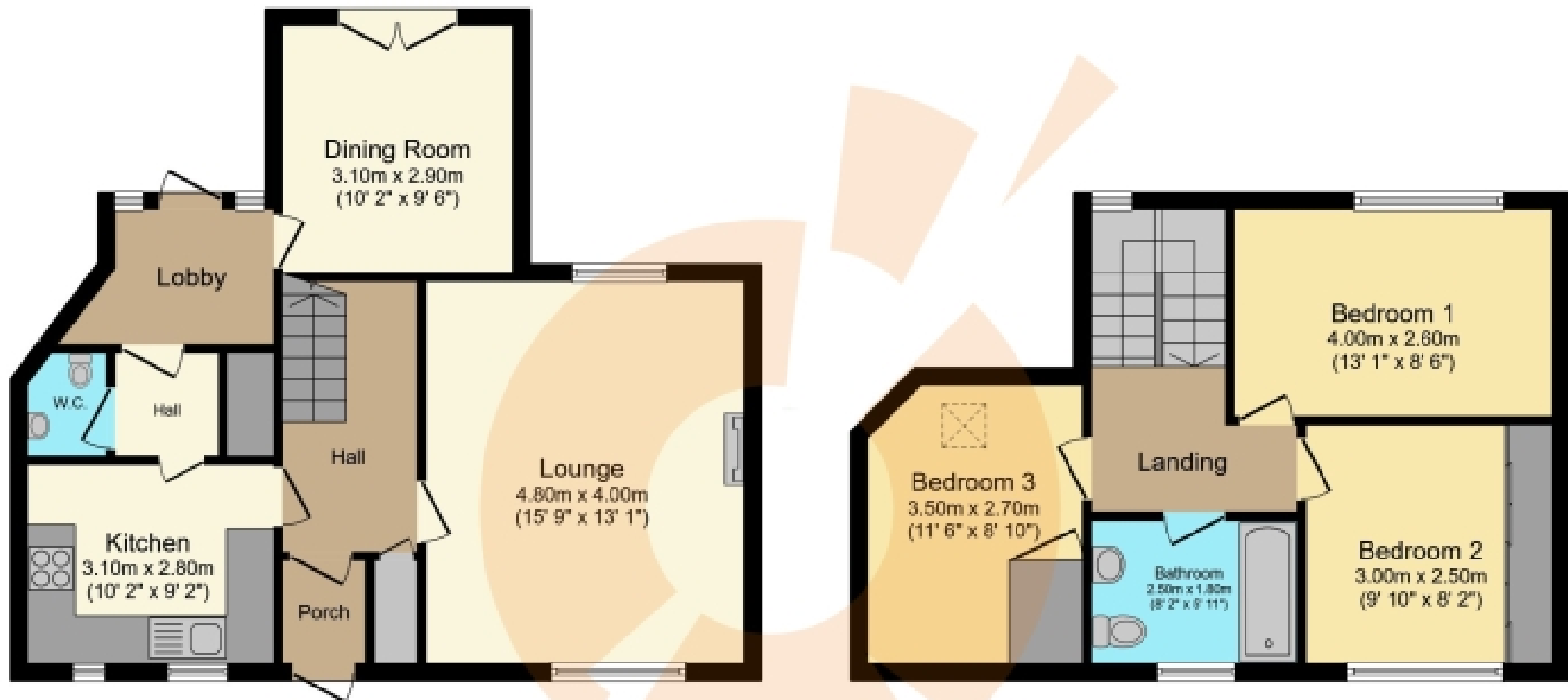




**24 School Wynd, Kilbirnie**

**Offers Over £129,995**





## Ground Floor

Floor area 53.7 m<sup>2</sup> (578 sq.ft.)

## First Floor

Floor area 42.6 m<sup>2</sup> (459 sq.ft.)

**TOTAL: 96.4 m<sup>2</sup> (1,037 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

Set within the sought-after Kilbirnie locale, No. 24 School Wynd is a wonderful, attached home, featuring impressive dimensions throughout. Just a short walk from a host of great local amenities, schooling, and transport links, No. 24 presents itself as a great opportunity for growing families, first-time buyers, or professionals alike.

Entry is via a tasteful UPVC door, through the porch, and in turn to the bright and airy hallway, leading you to the open-plan lounge in the first instance. The lounge is neutrally decorated, generously sized, and wood-effect flooring leads you through to an additional public room. This space is currently being utilised as a Home Office by our clients, however, other potential uses would be a second sitting room, or Dining Room. This space is flooded with natural light thanks to the dual-aspect, and sliding patio doors provide direct access to the rear garden.

The contemporary kitchen holds an array of wall and base units, paired with contrasting butcher-block effect countertops, creating a stylish and efficient workspace. Integrated appliances include a 4-ring gas hob, electric oven/grill, extractor hood, and there is further space for free-standing appliances where desired. Completing the ground level is the downstairs W.C., which is perfectly elegant in its simplicity.

On the upper level, you will find three generously proportioned bedrooms, with Bedrooms Two and Three featuring great in-built storage solutions. Completing the internal accommodation is the three-piece family bathroom, featuring shower-over-bath, W.C., and wash hand basin.

The rear garden is fully enclosed and wonderfully low maintenance, featuring a sociable patio area and area laid to lawn, along with a timber shed – perfect for storing garden equipment. This space is perfect for alfresco dining during the summer months.

Kilbirnie boasts a host of great local amenities including a health centre and well-known supermarket. The property is also within the catchment area for the newly built 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 ten-minute drive. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY? TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM.

WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

[www.thepropertyboom.com](http://www.thepropertyboom.com)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)