



**7 Grahamston Avenue, Glengarnock**

**Offers Over £115,000**





Floor Plan  
Floor area 98.4 m<sup>2</sup> (1,059 sq.ft.)



Outbuilding  
Floor area  
1.9 m<sup>2</sup> (20  
sq.ft.)

**TOTAL: 100.2 m<sup>2</sup> (1,079 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

**\*\* PERIOD FEATURES THROUGHOUT \*\* SOUGHT AFTER ADDRESS \*\* SUNROOM \*\* RARELY AVAILABLE TO MARKET \*\* SHORT WALK TO GLENGARNOCK TRAIN STATION \*\* FABULOUS DOWNSIZING OPPORTUNITY \*\***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 7 Grahamston Avenue and this charming, traditional semi-detached home located in a sought-after Glengarnock address. The property is ideally positioned just a short walk from a host of local amenities, and public transport links offering regular services to Glasgow City Centre.

Upon entering, you'll gain access in the first instance to the spacious lounge, with a large bay window formation allowing floods of natural light all throughout the day. The focal point fireplace fills the room with a delightful warmth.

There is a well-appointed kitchen, featuring wall and base mounted cabinetry, and space for free standing appliances where desired. The property further benefits from a separate dining room, offering a multitude of potential uses. Off the dining room is a single glazed sun room, adding another useable space with direct access to the low-maintenance rear garden.

The generously proportioned double bedroom features impressive dimensions and offers plenty of space for free standing furniture. Completing the internal accommodation is the three-piece wet room, comprising of a w.c., a wash hand basin, and a shower head.

The rear garden is fully enclosed, with sections of lawn and a social patio area; the ideal space for dining alfresco on a warm summer's day. There is also an outdoor cellar area, currently utilised as a laundry/utility room.

The property further benefits from gas central heating and double glazing throughout (with the exception of the conservatory).

Glengarnock has a host of great local close by, including a health centre and well-known supermarket. The property is also within the catchment area for the newly built Garnock Community Campus which combines nursery, primary and secondary education alongside 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 literally on the doorstep and a regular bus service will have you in Glasgow City Centre in under 35 minutes. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away.

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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 and no guarantees are given. Thank you.

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