







## Floor Plan

Floor area 60.0 m<sup>2</sup> (646 sq.ft.)

**TOTAL: 60.0 m<sup>2</sup> (646 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

**\*PERFECT FIRST TIME PURCHASE\* NEWLY FITTED KITCHEN\* GENEROUS DIMENSIONS THROUGHOUT \* PRIVATE REAR GARDEN & DRIVEWAY \*CLOSE TO A HOST OF AMENITIES \* . Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No. 64 Central Avenue, a spacious upper cottage flat located in the ever-popular Kilbirnie locale. This fabulously affordable home is sure to appeal to first time buyers, investors and families alike.**

To the front of the property is an extensive, chipped multicar driveway accommodating up to two or three cars. Entry is via a private doorway and staircase leading into the reception hallway which provides access to all rooms.

The spacious lounge boasts modern décor and is awash with natural light which floods in via the double-glazed window formation.

The kitchen has been newly fitted with chic white gloss base and wall mounted units with contrasting wood effect countertops, creating an efficient workspace. The space benefits from an integrated dishwasher, four ring electric hob with extractor hood and electric oven/grill. There is further under counter space for washing machine and tumble dryer, as well as space for a freestanding fridge-freezer. There is ample dining space within the kitchen allowing an ideal space for dinners with friends and family.

Two generously proportioned double bedrooms occupy the home. Completing the internal accommodation is a pristine bathroom comprising of W.C., wash hand basin within vanity unit and bathtub with overhead shower.

To the rear, there is a communal drying green which has been well maintained. The flat also has its own section of garden area at the back of the drying green.

The property further benefits from gas-central heating and double-glazing throughout, providing all rooms with a delightful warmth.

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 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.

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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**www.thepropertyboom.com**  
**Head Office : 31 Braehead, Beith, KA15 1EG**  
**Tel: 0333 900 9089 / Email: smile@thepropertyboom.com**