



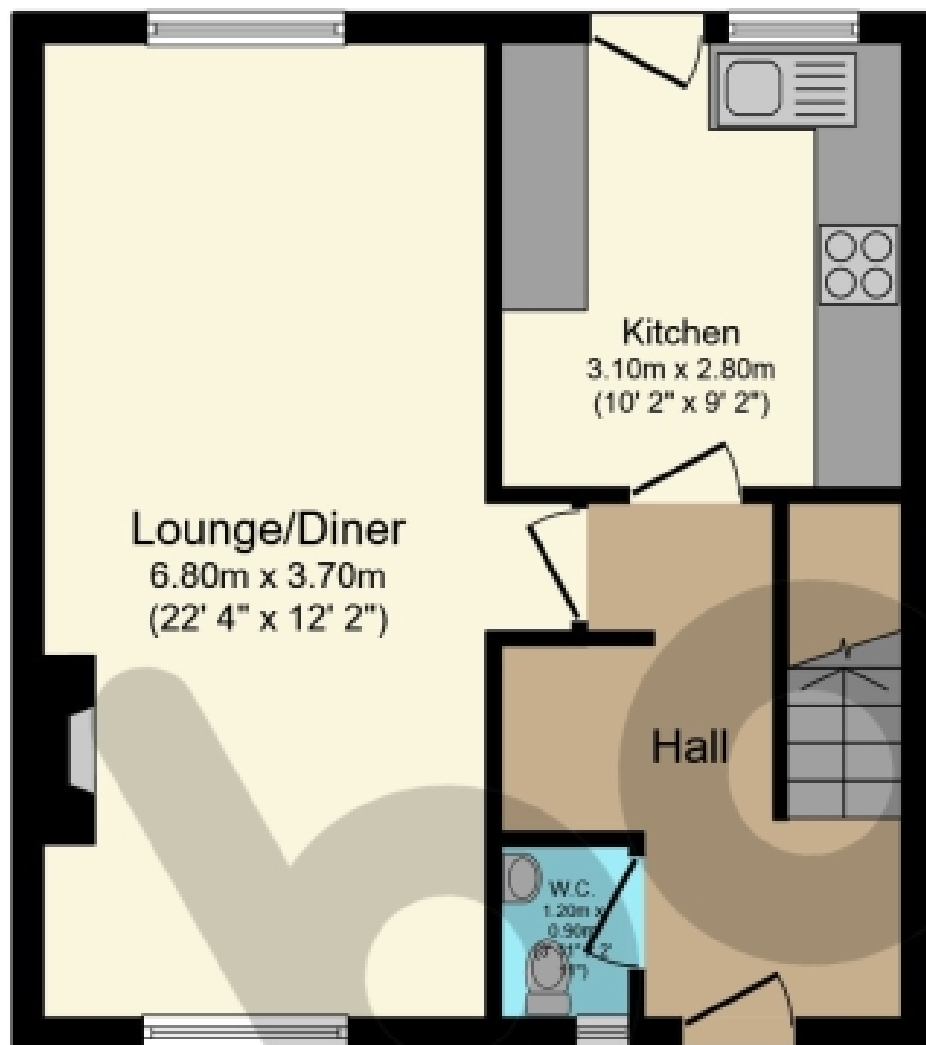
**1 Bathville Road, Kilbirnie**

**Offers Over £89,995**



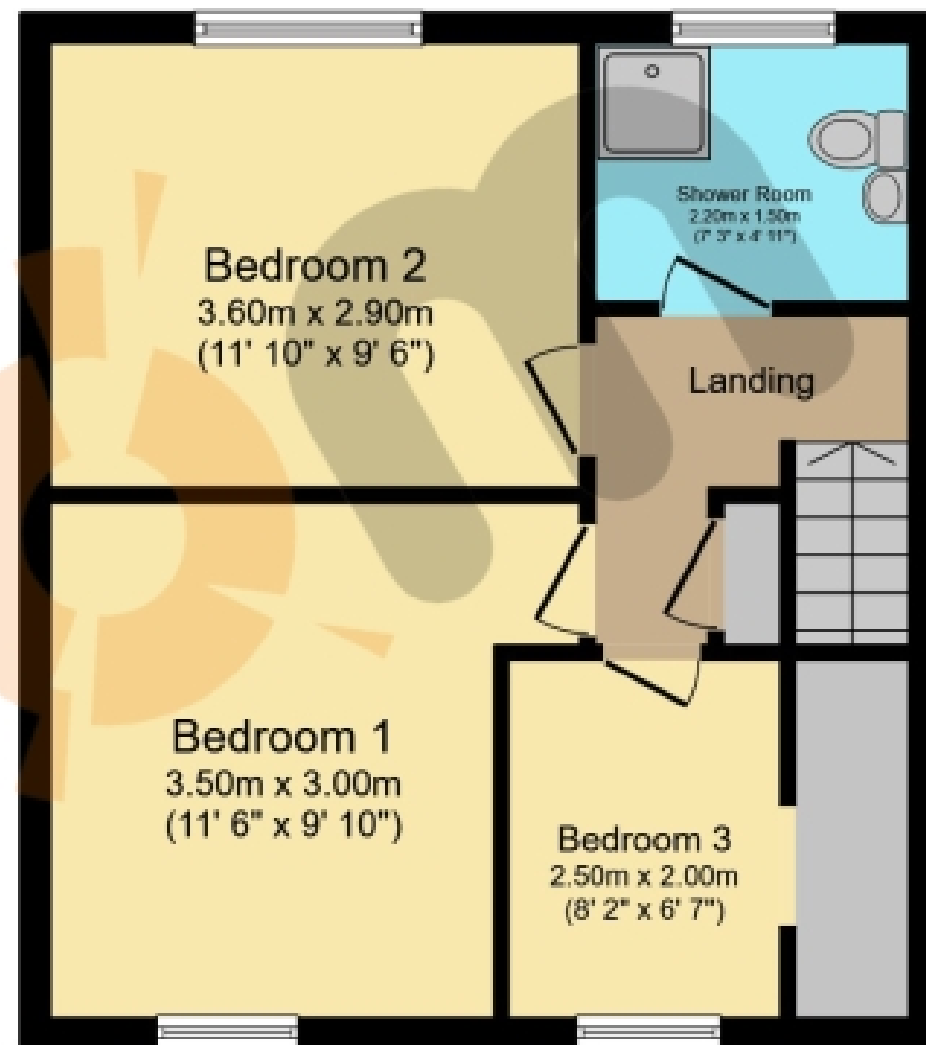






### Ground Floor

Floor area 40.8 sq.m. (439 sq.ft.)



### First Floor

Floor area 40.8 sq.m. (439 sq.ft.)

**Total floor area: 81.6 sq.m. (878 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

Welcome to No.1 Bathville Road, a fantastic end-terraced family home ideally placed in the ever-popular Kilbirnie locale, boasting a host of great local amenities and reliable transport links providing easy access to Glasgow City Centre.

A meticulously maintained front garden is surrounded by mature shrubbery with a paved walkway leading to the front entrance of the home. You're welcomed into the spacious family lounge in the first instance, offering both a lounge and dining space for all the family to enjoy with dual aspect window formation allowing plenty of natural light into the room.

Off the lounge is a well-appointed kitchen with white cabinetry and black marble countertops, for a stylish and efficient workspace. There is plenty of space for freestanding appliances while a delightful breakfast bar allows the perfect spot for a morning coffee. Completing the home internally is the ground floor W.C.

Into the upper level are three generously proportioned, with Bedroom Three having built-in storage. The wet room is easily accessible and features a shower, W.C. and a wash hand basin.

The rear garden is beautifully maintained and fully enclosed with an extensive manicured lawn; perfect for children and pets alike. A large communal carpark is accessed to the rear of the property and offers safe off-street parking for residents and visitors.

This property further gains from double glazing and recently replaced gas central heating throughout.

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.

Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

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