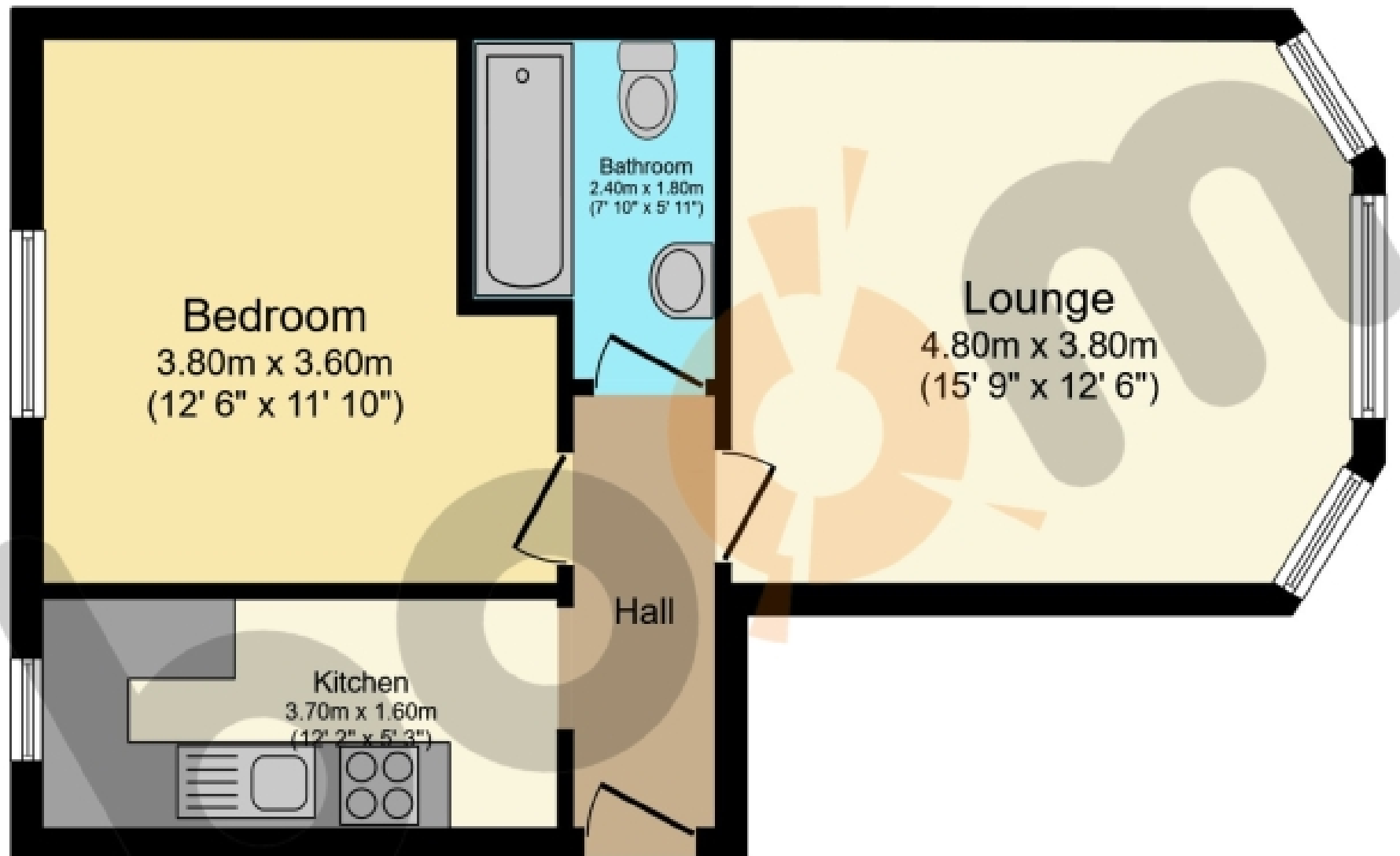




**Holmhead, Kilbirnie**

**Offers Over £45,000**





## Floor Plan

Floor area 42.2 sq.m. (455 sq.ft.)

Total floor area: 42.2 sq.m. (455 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 Holmhead, a charming sandstone apartment in the ever-popular Kilbirnie locale and just walking distance from local amenities and reliable public transport links. This property is the perfect first-time purchase or buy to let investment less than 30-minutes from Glasgow City Centre. Upon entering the building, a well-kept communal entrance and staircase lead to the top floor. The family lounge features impressive ceiling heights, period features and a large bay window formation allowing masses of natural light.

The well-appointed kitchen holds plenty of storage and workspace along with ample space for freestanding appliances where desired.

Within the property is a generous double bedroom with soft, neutral décor for a relaxing space to unwind. Completing the home internally is a three-piece bathroom comprising of a bathtub with overhead shower, W.C. and a wash hand basin.

To the rear is a communal drying green alongside plenty of off-street parking for residents.

Kilbirnie has a host of great local amenities, including a health centre and a 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 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.

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)  
Head Office : 31 Braehead, Beith, KA15 1EG  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)