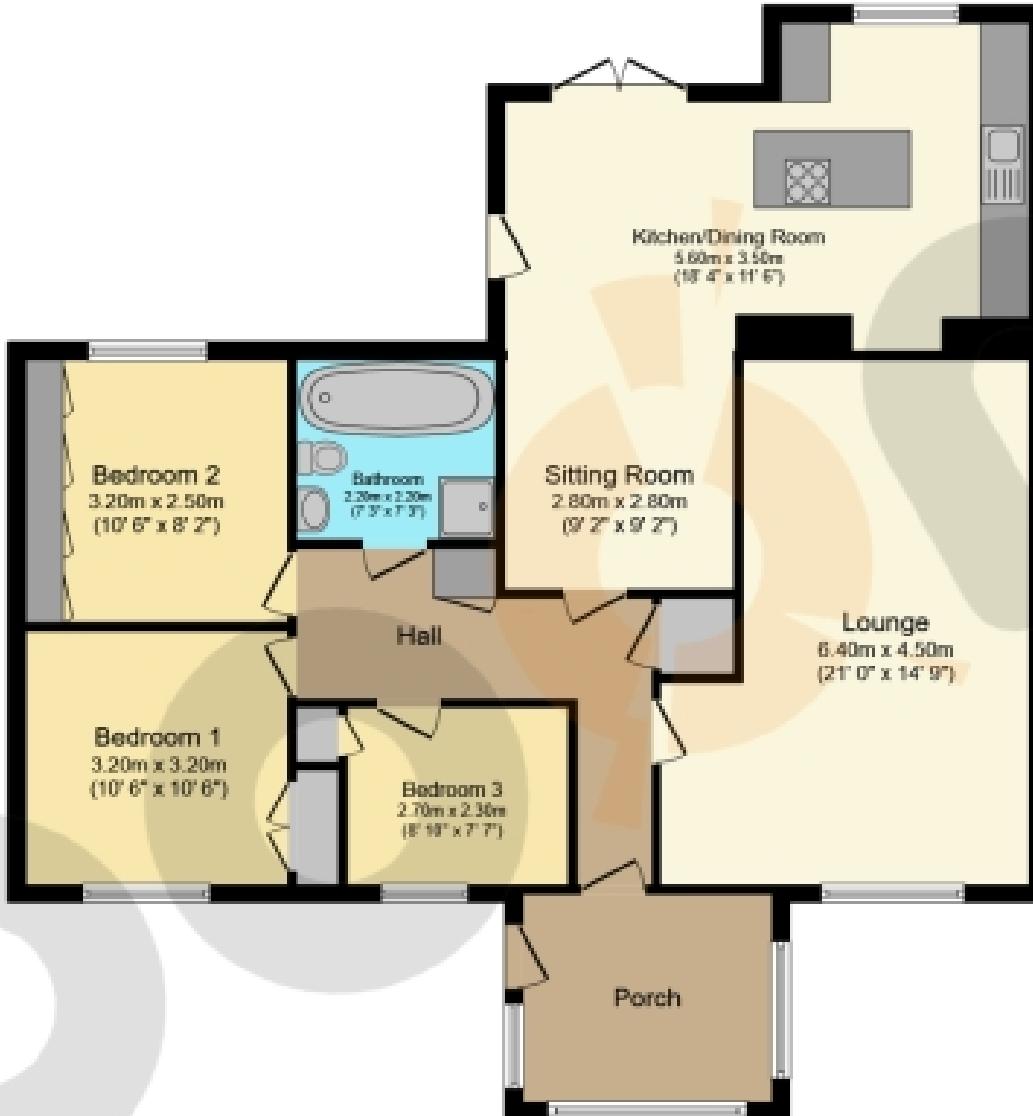




**Herriot Avenue, Kilbirnie**

**Offers Over £269,995**





**Floor Plan**

Floor area 109.4 sq.m. (1,178 sq.ft.)

Total floor area: 109.4 sq.m. (1,178 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

Ultra-modern throughout and set against picturesque countryside views, this impressive home is located within a highly sought-after estate and offers a spacious multi-car driveway alongside a detached garage. For further details and to request a copy of the Home Report, please contact your personal estate agent, The Property Boom. Set within the ever-popular Herriot Avenue in Kilbirnie, welcome to this rarely available detached bungalow which has been comprehensively upgraded in recent years. Surrounded by picturesque countryside views and offering an impressive balance of style and generous living space, this exceptional home is perfectly suited to modern family life.

Occupying a substantial corner plot, the property enjoys a neatly maintained front lawn and a multi-vehicle driveway leading to a detached garage, providing excellent and secure off-street parking. A welcoming entrance vestibule leads into the thoughtfully redesigned family lounge, beautifully finished in contemporary décor and centred around an attractive focal-point fireplace.

Undoubtedly, the heart of the home is the stunning, recently installed open-plan dining kitchen/family area. Impressive in scale and design, this space features elegant marble-effect flooring and an extensive range of wall and base mounted units paired with contrasting work surfaces. Integrated appliances include a child-friendly induction hob, electric oven and grill, microwave grill and fridge freezer. A central island enhances both storage and functionality, incorporating a stylish breakfast bar ideal for casual dining.

There are three generously proportioned bedrooms, all benefitting from built-in storage solutions. The luxurious four-piece family bathroom completes the home internally, comprising a walk-in shower enclosure, bath, WC and wash hand basin, all finished with sleek chrome fittings.

Externally, the beautifully landscaped rear garden offers a large patio area designed for entertaining, with steps rising to a manicured lawn. Expansive countryside views stretch beyond, creating a peaceful and private setting, perfect for relaxing.

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

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.

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