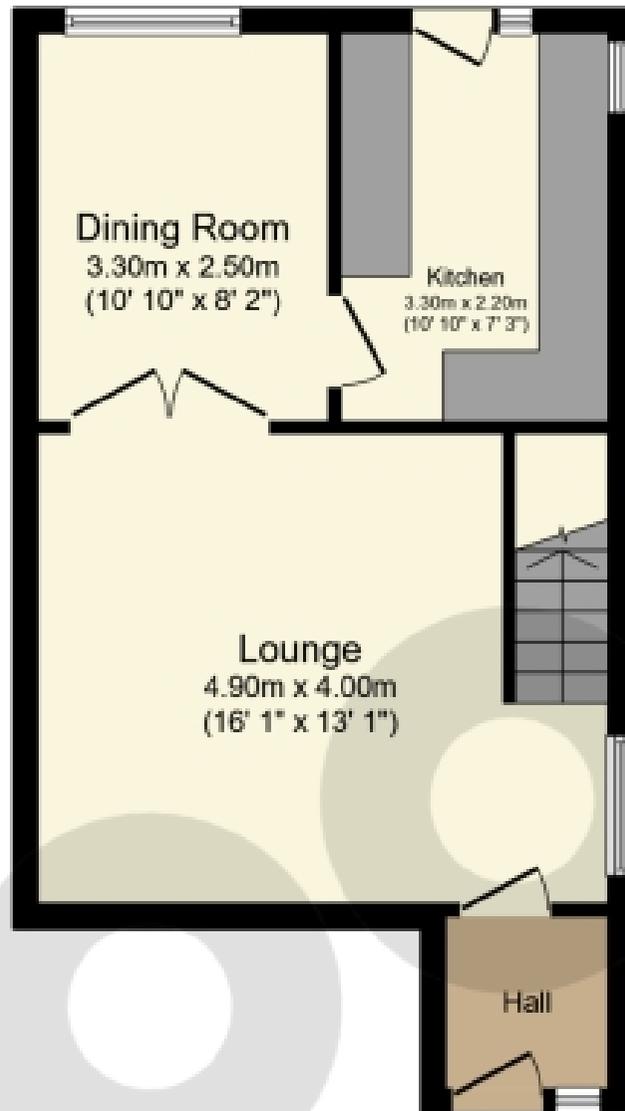




Herriot Avenue, Kilbirnie

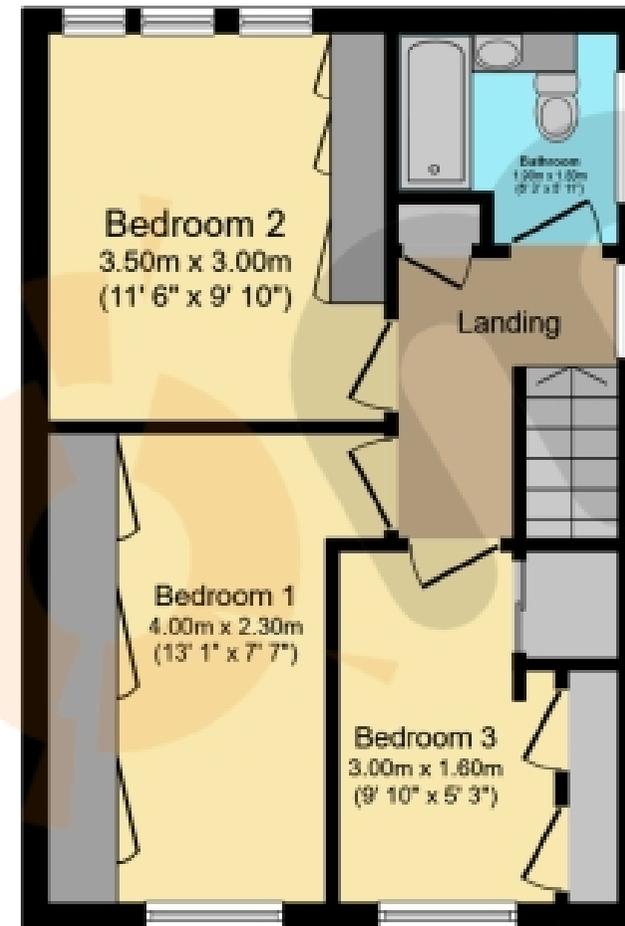
Offers Over £159,995





Ground Floor

Floor area 38.5 sq.m. (414 sq.ft.)



First Floor

Floor area 36.2 sq.m. (390 sq.ft.)

Total floor area: 74.7 sq.m. (804 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

THE PROPERTY

As you arrive at Herriot Avenue, you're welcomed by a spacious multi-car driveway leading to the garage, alongside a well-kept front lawn that enhances the home's kerb appeal.

Entering the home itself, you are welcomed by a bright entrance porch featuring recently installed flooring. Moving inside, you'll first find the lounge, a bright and airy space enhanced by soft neutral tones and a focal point fireplace for a relaxing space to unwind.

A charming dining room is accessed via double glass-panelled doors, enhancing the bright and open feel of the space. Generously proportioned, the dining room provides ample room for entertaining and family gatherings alike.

The kitchen is well appointed and features striking red splashback tiling, complemented by sleek gloss white cabinetry and contrasting countertops. There is plenty of space for freestanding appliances.

On the first floor, you'll find three generously proportioned bedrooms, all featuring plenty of inbuilt storage, offering practical and well-organised living space. Completing the home internally is a three-piece family bathroom, comprising of a bath, wash hand basin, and W.C.

To the rear of the property is a fabulously low-maintenance garden, offering a secure and peaceful outdoor space. The garden also features a summerhouse with electricity, providing a versatile area for work, hobbies, or relaxation.

The property further benefits 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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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