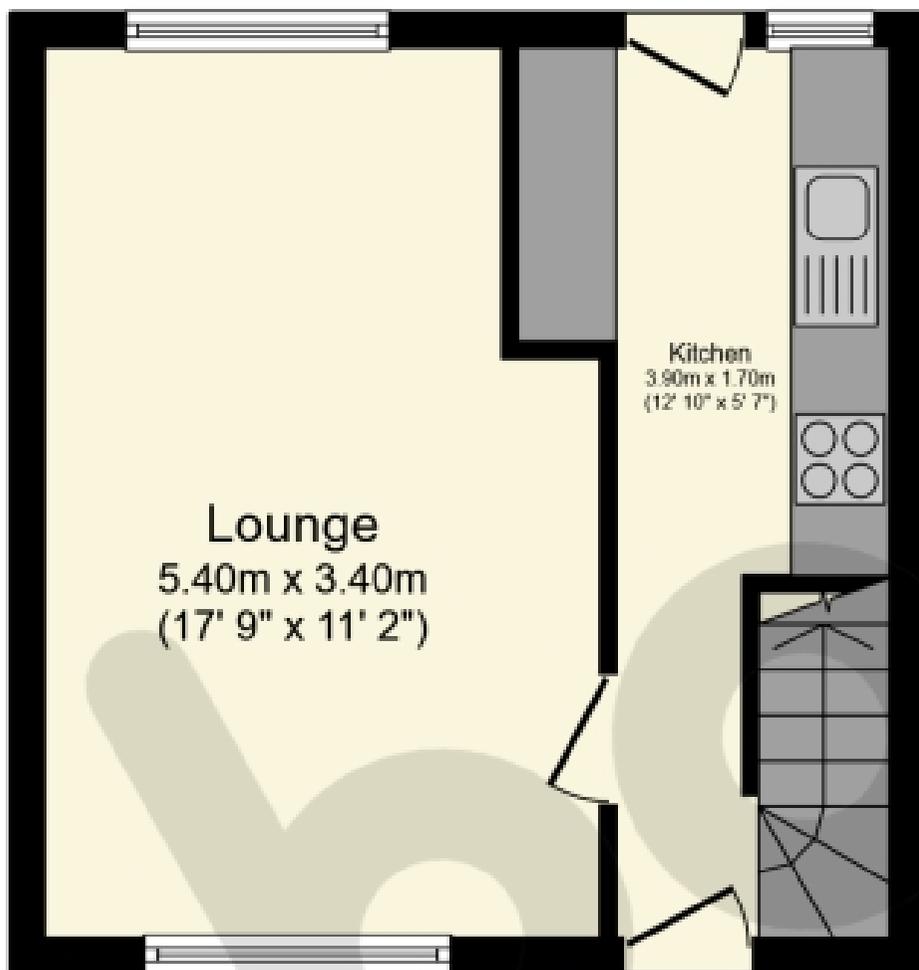




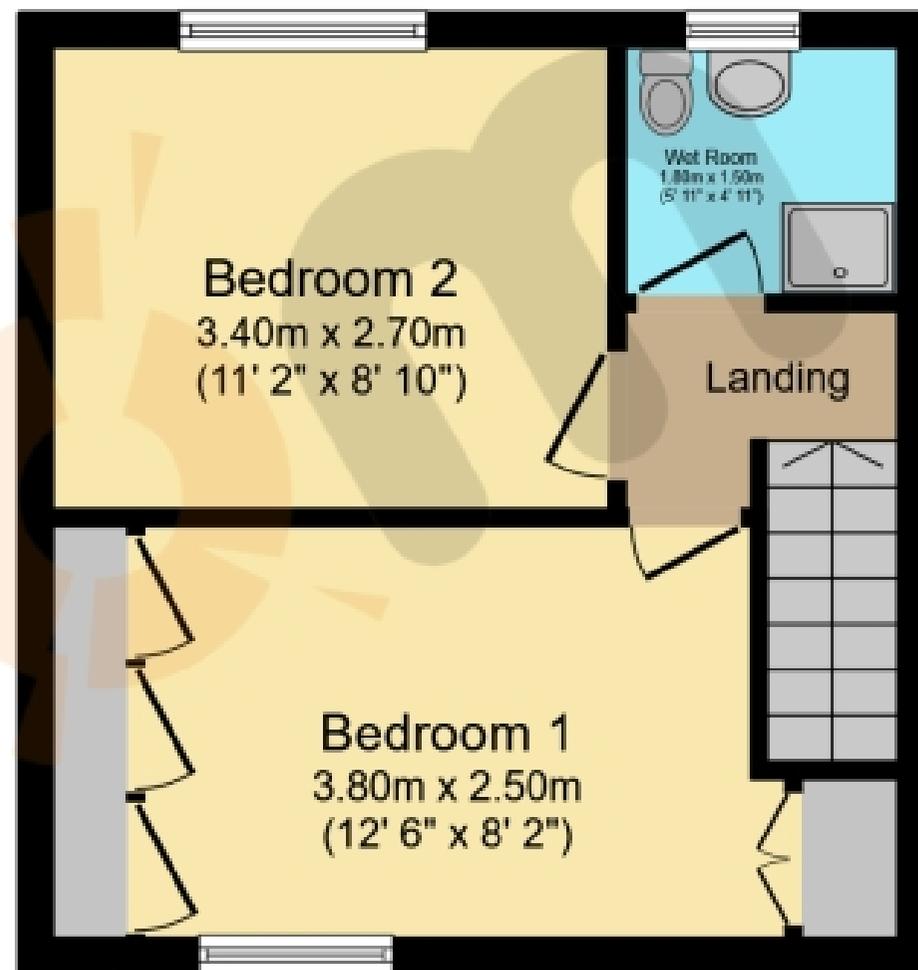
**Churchill Avenue, Kilwinning**

**Offers Over £105,000**





**Ground Floor**  
 Floor area 27.9 sq.m. (300 sq.ft.)



**First Floor**  
 Floor area 27.9 sq.m. (300 sq.ft.)

**Total floor area: 55.8 sq.m. (601 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

Upon entering the home, you are welcomed into the inviting family lounge which a generously proportioned space filled with natural light from dual-aspect windows. Oak-effect flooring flows seamlessly throughout, complementing the décor and adding warmth to the room, while an attractive focal-point fireplace provides a charming touch of character.

Also located on the ground floor is the ultra-modern kitchen, beautifully designed with both style and functionality in mind. It features a range of integrated appliances, including a dishwasher, fridge, freezer, oven, hob and extractor fan. Sleek dark grey base and wall-mounted cabinetry line either side of the room, offering ample built-in storage, while elegant white marble-effect worktops provide a striking contrast, creating a sophisticated and highly practical space.

Upstairs, the home offers two well-proportioned bedrooms along with the wet room. Both bedrooms provide generous space for comfortable living, with bedroom one further benefiting from convenient built-in storage. The wet room is fitted with a W.C., wash hand basin and shower, completing the upper level.

The rear garden is thoughtfully designed for both relaxation and family living, featuring a generous patio area, a low-maintenance artificial lawn, and a raised decking space perfect for outdoor seating. Enclosed by tall wooden fencing, the garden enjoys an excellent level of privacy, creating a peaceful and secure outdoor retreat.

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

This fabulous property is perfectly situated to enjoy a host of local amenities and public transport links. Please check the Property Boom website for detailed information on local schooling. The West Coast, with beautiful sandy beaches, is only a 10-minute drive or a short train journey away.

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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. Thank you.

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