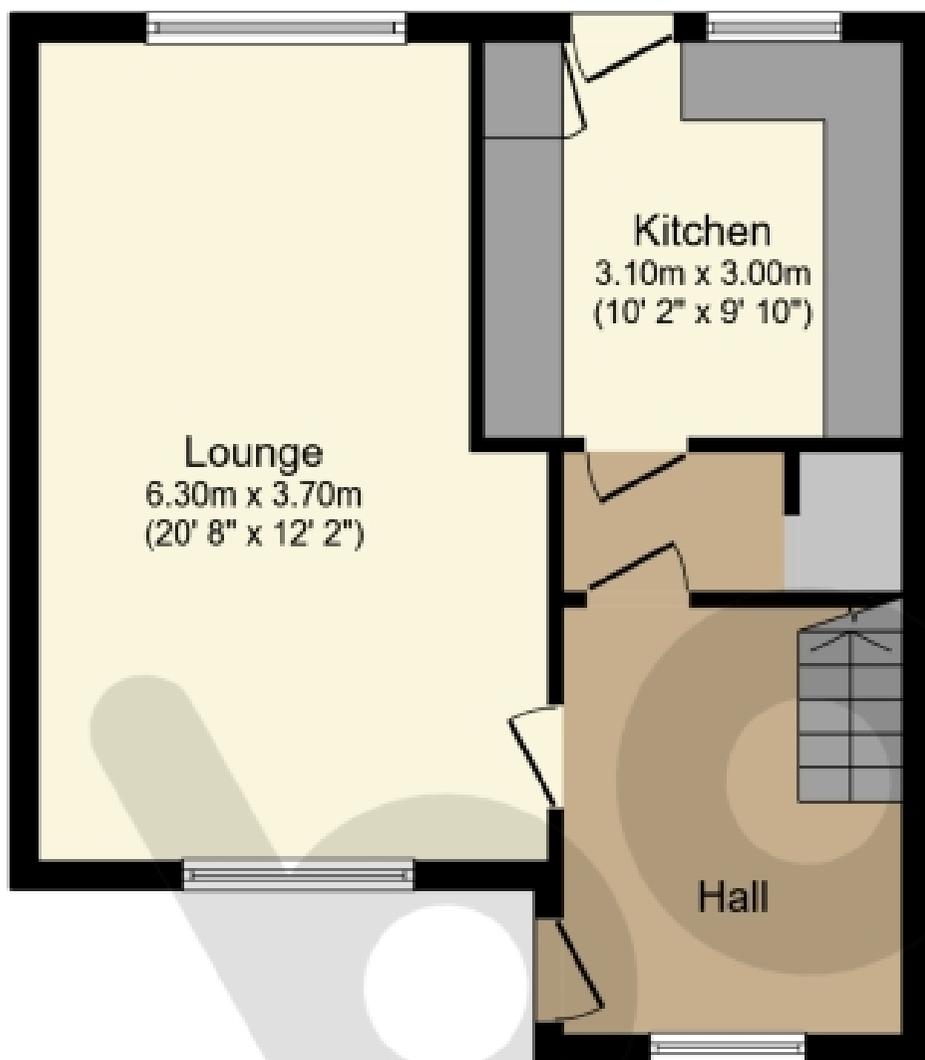




7 Loadingbank Court, Kilbirnie

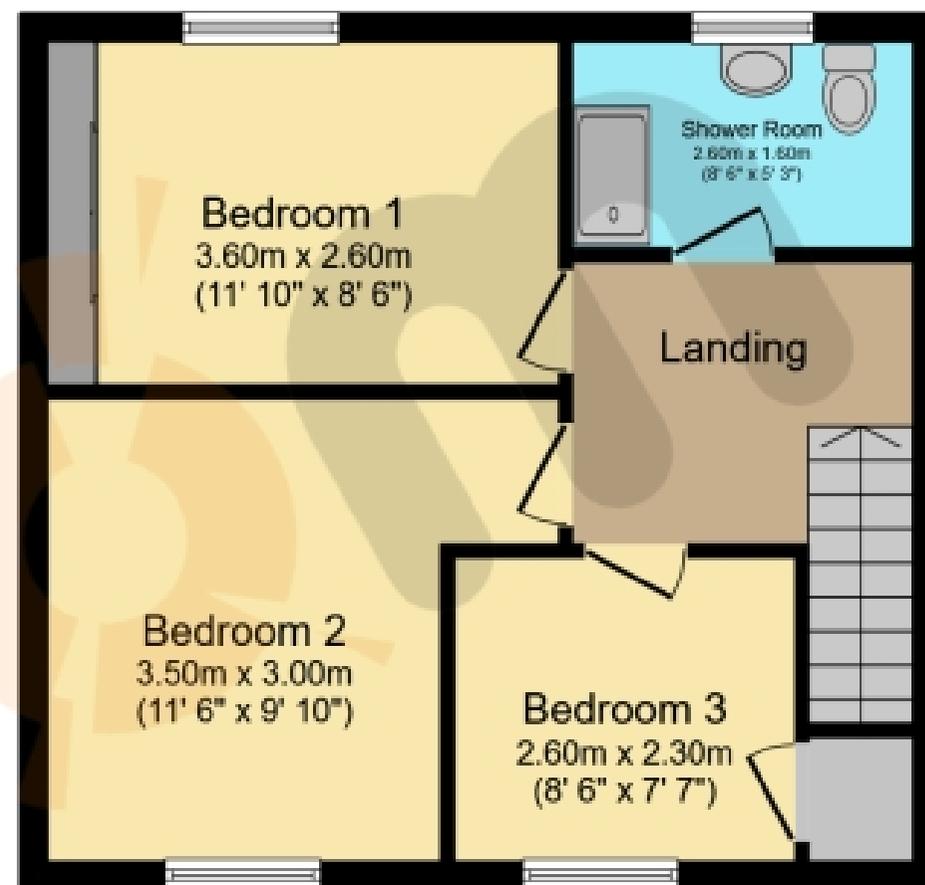
Offers Over £89,995





Ground Floor

Floor area 44.3 sq.m. (477 sq.ft.)



First Floor

Floor area 40.9 sq.m. (440 sq.ft.)

Total floor area: 85.2 sq.m. (918 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

This end-terraced home presents the ideal family property, offering spacious and practical living. Boasting generous room sizes, excellent storage solutions, and fabulously low-maintenance front and rear gardens, it is further enhanced by the advantage of no onward chain. Please contact The Property Boom for much more information and copy of the home report.

Entering the home, you are welcomed into a spacious entrance hallway that provides access to the lounge in the first instance. The generous family lounge benefits from dual-aspect windows and striking dimensions for both comfortable lounge and dining space.

The fitted kitchen features ample wall and base mounted cabinetry paired with marble effect worktops for an efficient workspace. The kitchen further benefits from space for freestanding appliances where desired.

Upstairs, the property offers three well-proportioned bedrooms, each comfortably accommodating a double bed. Bedrooms One and Three are further enhanced by built-in storage. Completing the home internally is a fully tiled shower room comprising a walk-in shower cubicle, wash hand basin, and W.C.

Externally, the rear garden is fully enclosed and designed for low maintenance, featuring a chipped finish and a useful storage shed at the rear.

Kilbirnie has a host of great local amenities including the Lochshore development which has transformed Kilbirnie Loch, located within walking distance of the property, to include nature walkways with accessible pathways and The Hub if you fancy a coffee with views over the Loch.

A well-known supermarket is also conveniently close by. The property is also within the catchment area for the 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.

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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.

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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