



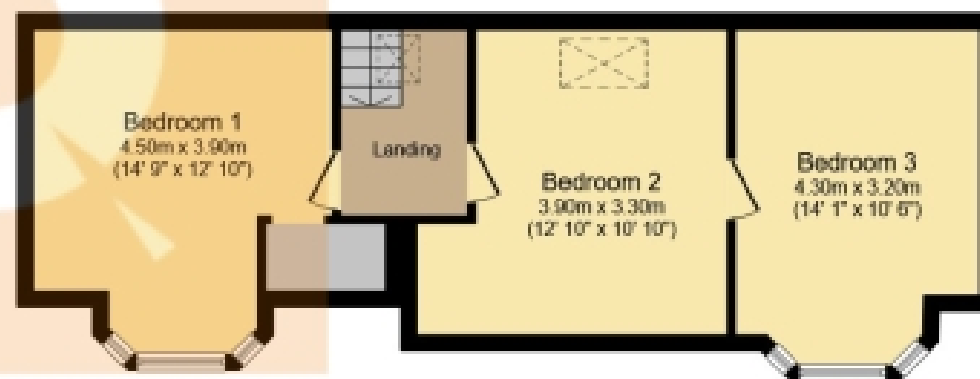
**1 Cochrane Street, Kilbinie**

**Offers Over £169,000**





**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

Welcome to No. 1 Cochrane Street and this unique home which is situated within the ever-popular Kilbirnie locale and offers spacious and flexible accommodation. The seldom available cottage is within walking distance from a host of local amenities, schooling, and public transport links.

Upon entering, you are welcomed through the bright and airy reception hallway leading into the family lounge. The lounge boasts impressive dimensions and ceiling heights which are further complimented by an abundance of light thanks to the large, double-glazed window formations. The lounge further benefits from excellent in-built storage as well as a focal point fireplace filling the room with a delightful warmth.

The well-appointed kitchen holds ample wall and base mounted units paired with butcher-block effect worktops, creating a fashionable and efficient workspace. Appliances include a 8-burner Range-style cooker and dishwasher which will both be included within the sale. The generous proportions of the kitchen allow for ample dining space; perfect for entertaining guests. Off the kitchen is a convenient utility room which is the perfect space for additional freestanding appliances and further workspace.

To the rear of the property is a delightful sunroom which offers fabulous flexible living with a multitude of uses such as sitting room or home office. Completing the ground floor is Bedroom Four and a family bathroom comprising of a bathtub with overhead shower, W.C. and hand wash basin.

On to the upper level, there are three generously proportioned double bedrooms which are all awash with natural sunlight.

The desirably south facing rear garden is fully enclosed and predominantly laid to lawn with a sociable decking and patio area; perfect for entertaining guests. A large gravel driveway can be found to the rear offering multicar parking and space for a shed.

Kilbirnie has a host of great local amenities including a health centre and well-known supermarket. The property is also within the catchment area for the newly built secondary School, Garnock Community Campus with 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 35 minutes. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away. 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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