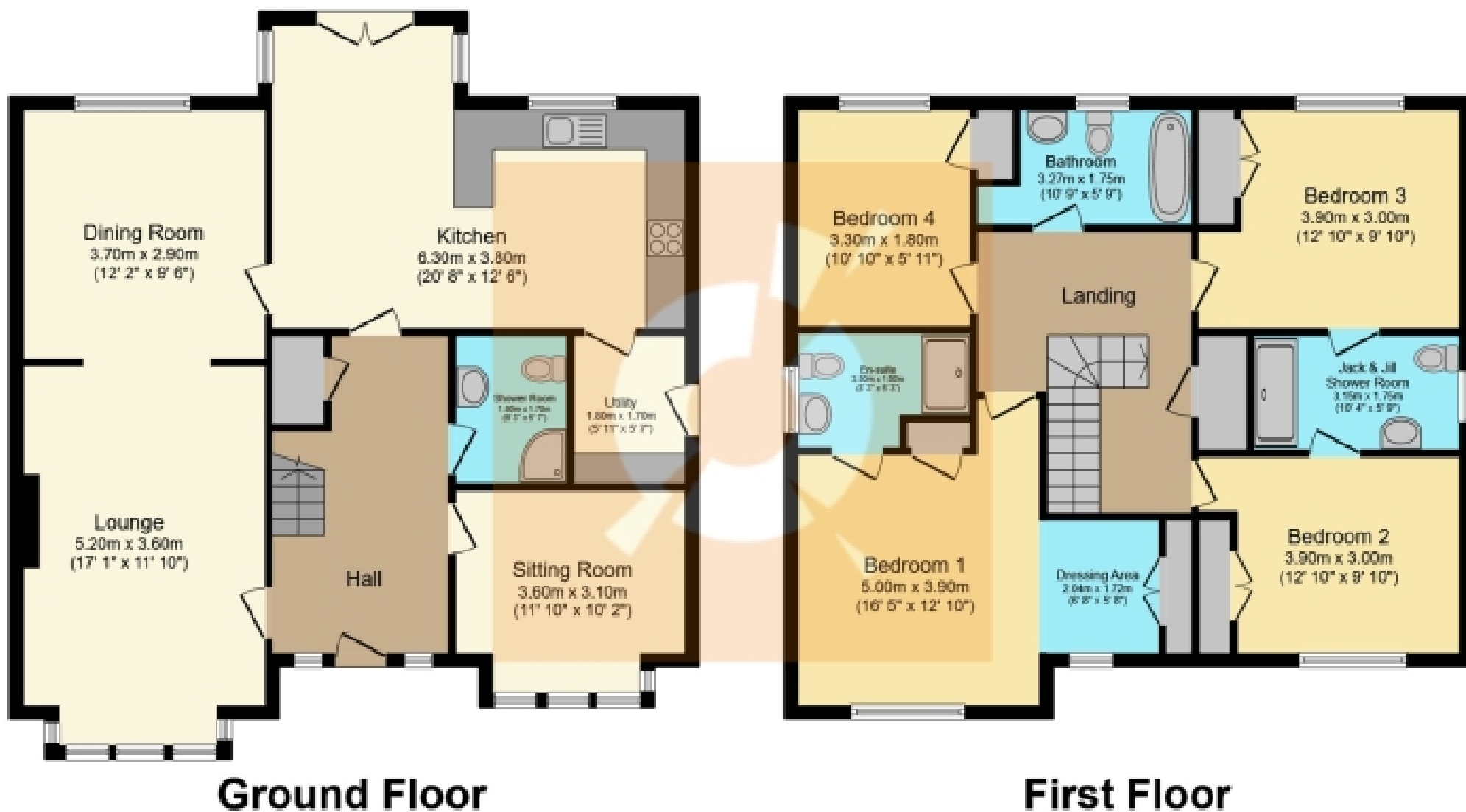




34 Ladeside Gardens, Kilbirnie

Offers Over £229,995





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

THE PROPERTY

Situated within the ever-popular Ladeside Gardens, No.34 is a stunning detached villa which has been presented to the market in turnkey condition, from the outside in. This substantial family home offers stylish and spacious accommodation within walking distance from a host of local amenities, public transport links and Garnock Community Campus.

To the front of the home is a paved multicar driveway and walkway leading to the front entrance with low maintenance decorative stone chipping. First impressions are everything, and that is certainly the case upon entering the warm and welcoming reception hallway which sets the tone for the rest of this beautiful property.

Solid Oak flooring flows throughout the ground floor and in the first instance leads to the spacious family lounge which has been tastefully decorated with neutral tones, complimented with impressive dimensions and focal point fireplace for a relaxing ambience. Off the lounge is a charming dining room offering a fantastic space for entertaining guests or enjoying an evening meal.

The contemporary dining kitchen is fitted with an array of cream wall and base mounted units paired with butcher block worktops for a chic and efficient workspace, the generous dimensions of the kitchen offer ample dining space with stylish french doors. The kitchen further benefits from a separate utility room which houses ample space for a washing machine and tumble dryer. There is an additional public room which is currently being utilised as a second sitting room but offers a fabulous flexible living space for a multitude of uses such as home office or additional bedroom.

Completing the ground level is a pristine shower room which is so elegant in its simplicity.

On to the upper level, there are four generously proportioned double bedrooms which have all been neutrally decorated with fitted carpets, creating a cosy feel. Bedroom One boasts its own dressing area alongside a modern en-suite shower room. Bedroom Two & Three further benefit from a Jack & Jill en-suite shower room. Within the property is an extensive floored loft space which could provide a multitude of potential uses. The fully tiled family bathroom completes this fabulous family home internally and comprises of a bath, W.C. and wash-hand-basin with contemporary chrome fixtures and fittings. The rear garden is predominantly laid to lawn with sociable patio areas making the perfect space for children and pets alike. This wonderful home further benefits from gas-central heating and double glazing throughout, providing each room with a lovely warmth.

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 40 minutes. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away.

We would highly recommend an early viewing of this property. Viewing is 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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