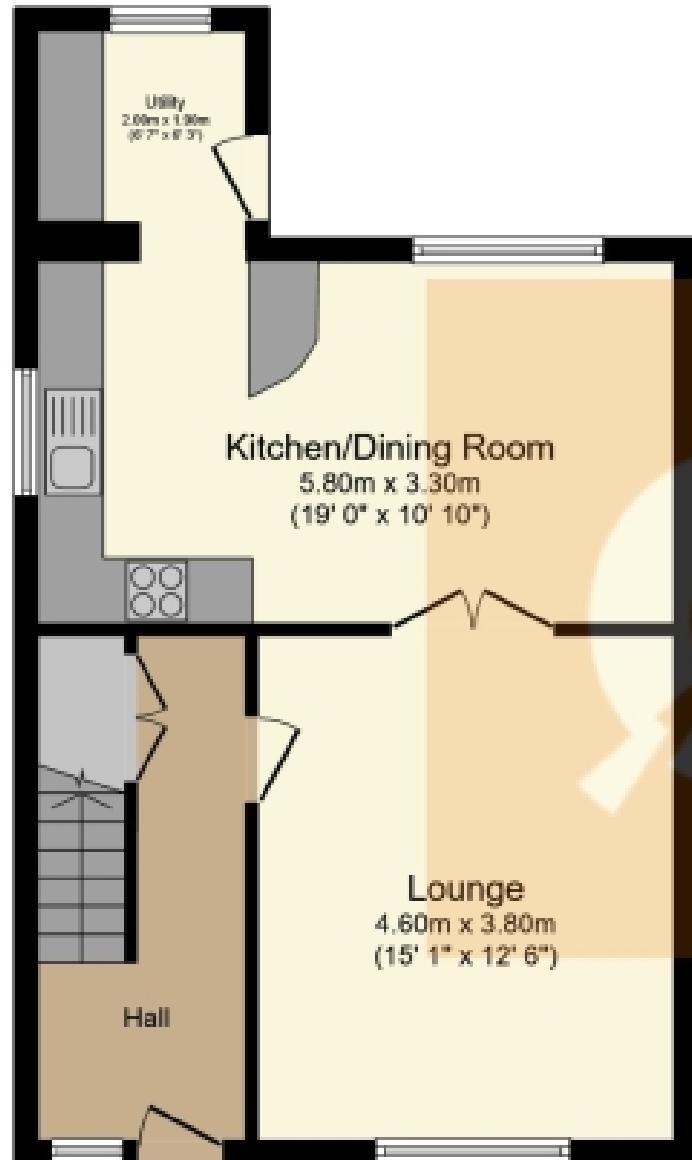




**27 Herriot Avenue, Kilbirnie**

**Offers Over £174,995**





**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.27 Herriot Avenue, no stone has been left unturned with the immaculate presentation of this stunning home. The property offers stylish and spacious accommodation and makes for the perfect family accommodation in walk-in condition.

To the front of the property is a manicured lawn section, decking area and extensive multicar driveway running parallel to the home. Upon entering, you're welcomed through the warming reception hallway decorated with neutral tones and carpet leading into the lounge. The charming family lounge is superbly spacious with stylish décor and filled with an abundance of light through chic front facing french doors.

The contemporary fitted kitchen holds an array of matte wall and base mounted units paired with marble effect worktops and splashback for a fashionable and efficient workspace. The kitchen further benefits from quality integrated appliances including an induction hob, oven, fridge freezer and dishwasher alongside a convenient utility space and delightful breakfast bar. The impressive dimensions of the kitchen allow for ample dining space; perfect for entertaining guests.

Into the upper level are three generously proportioned bedrooms, all bedrooms are tastefully decorated and hold excellent in-built storage. Completing the home internally is a pristine three-piece family bathroom comprising of bathtub with overhead shower, W.C. and wash hand basin.

To the rear of this wonderful home is a fabulously low maintenance and fully enclosed garden, the space is predominantly patio with a detached partially converted garage. The converted space within the garage offers fantastic flexible living and is currently utilised as a home office space.

This property further benefits from gas-central heating and double-glazing, providing all rooms 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 35 minutes. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away.

This fabulous family home will no doubt be very popular therefore we would highly recommend an early viewing to avoid disappointment. 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.

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