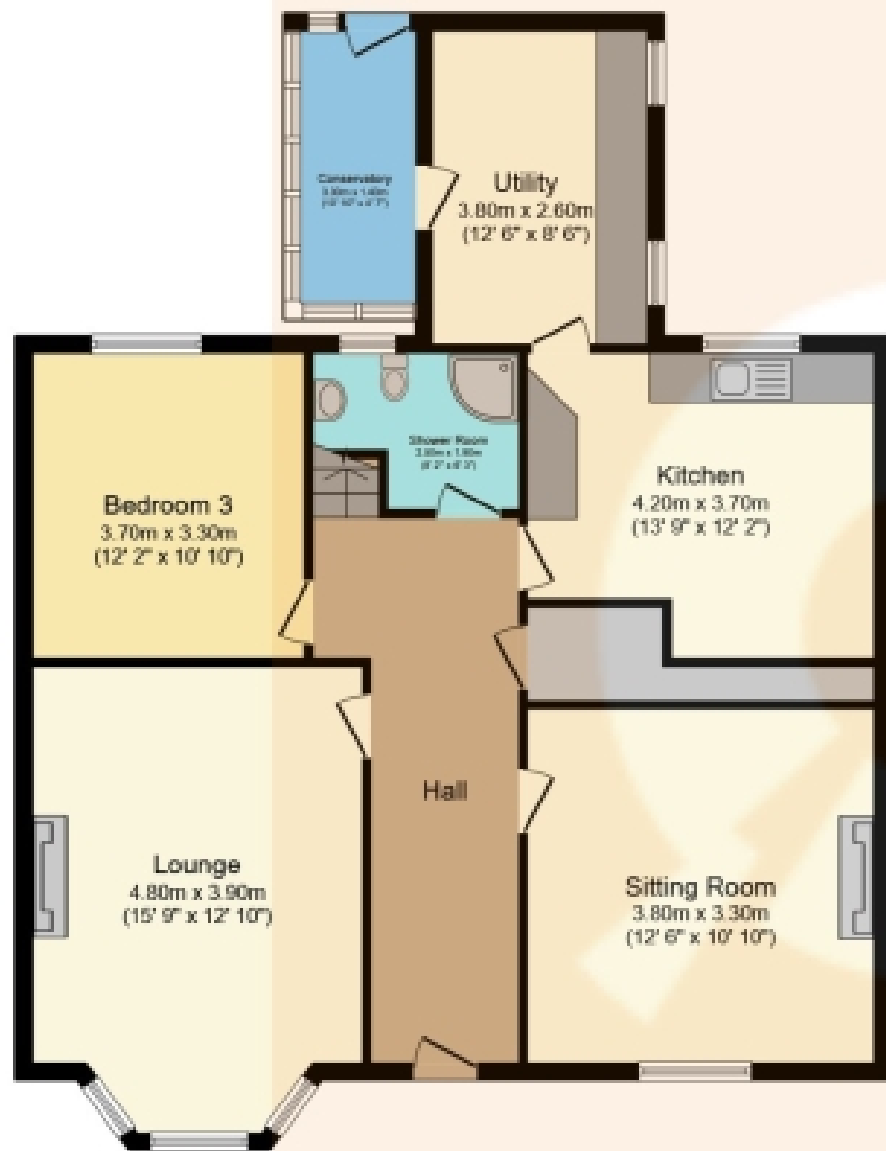




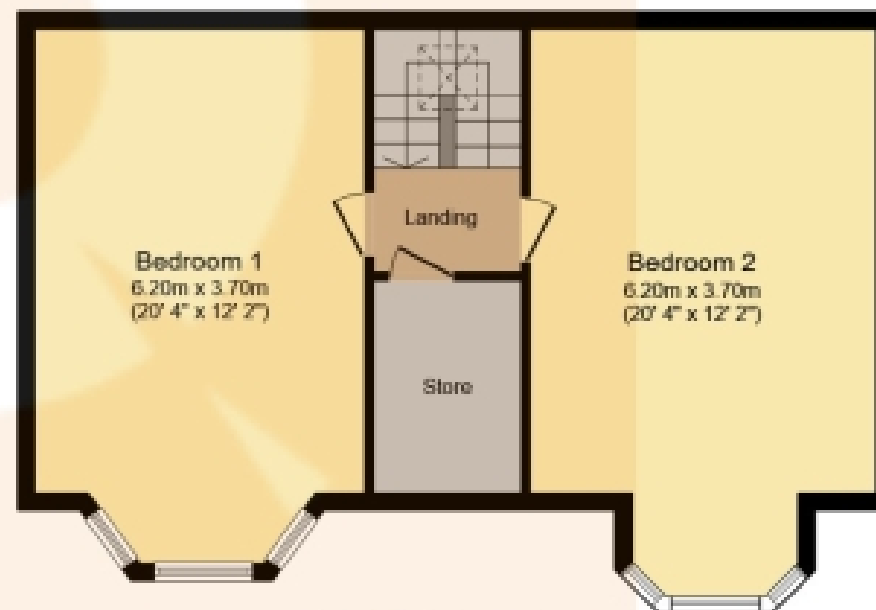
**9 Kersland Road, Glengarnock, Beith**

**Offers Over £179,995**





**Ground Floor**



**First Floor**

Total floor area 166.4 sq.m. (1,791 sq.ft.) approx

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

## THE PROPERTY

**\*\*EXCEPTIONAL FAMILY HOME WITHIN HIGHLY SOUGHT AFTER LOCALE\*\*** View in person or online. **\*\* IMPRESSIVE DIMENSIONS & HEIGHT WITH MASSES OF POTENTIAL \*\*** Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.

Welcome to 9 Kersland Road, an exceptional detached home located in the highly sought-after Glengarnock locale. While the property requires modernization and upgrading, this is reflected in the highly competitive asking price, presenting an excellent opportunity for those looking to add their personal touch and create their dream home.

Situated just minutes' walk from Glengarnock Train Station and Garnock Community Campus, this property offers convenience and accessibility making for the perfect family home. As you approach the front of the property, you'll be greeted by an extensive multicar driveway, providing ample parking space. The front garden features mature shrubbery for added privacy and a paved walkway leading to the entrance.

Step inside to a bright and airy reception hallway, setting the tone for the rest of the home. The impressive family lounge boasts generous heights and dimensions, creating a spacious and inviting atmosphere. Detailed cornicing adds a touch of elegance to the room. Additionally, there is a second public room that offers flexible accommodation, allowing you to adapt the space to suit your needs.

The fitted dining kitchen provides a functional and inviting space for family meals and entertaining guests with plentiful storage and workspace alongside space for freestanding appliances. A convenient utility room is located adjacent to the kitchen, offering practicality and additional storage options. From the utility room, you'll find a rear-facing conservatory, providing a relaxing space with views of the surrounding area.

Completing the ground floor is a double bedroom providing flexibility and accessibility as well as a fully tiled three-piece shower room,

As you make your way to the upper level via the staircase, you'll be greeted by two double bedrooms that offer picturesque views of the Ayrshire countryside. This creates a serene and tranquil ambiance, providing a peaceful retreat within the comfort of your own home.

The rear garden is a delightful south-east facing, outdoor space that offers a perfect blend of functionality and charm. It encompasses a sizeable, detached garage, garden hut plus 2 outbuildings. There's also a sociable patio area, ideal for hosting gatherings, enjoying outdoor meals, or simply relaxing in the sunshine. The garden features a well-maintained lawn section surrounded by a variety of mature shrubbery and is fully enclosed; perfect for children & pets alike.

Don't miss the opportunity to transform this exceptional detached home into your own personal sanctuary. Contact us now to arrange a viewing and discover the potential that awaits you at Kersland Road.

Glengarnock has a host of great local amenities closeby, including a health centre and well-known supermarket. The property is also within the catchment area for the newly built Garnock Community Campus which combines nursery, primary and secondary education alongside 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 literally on the doorstep and a regular train service will have you in Glasgow City Centre in under 30 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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