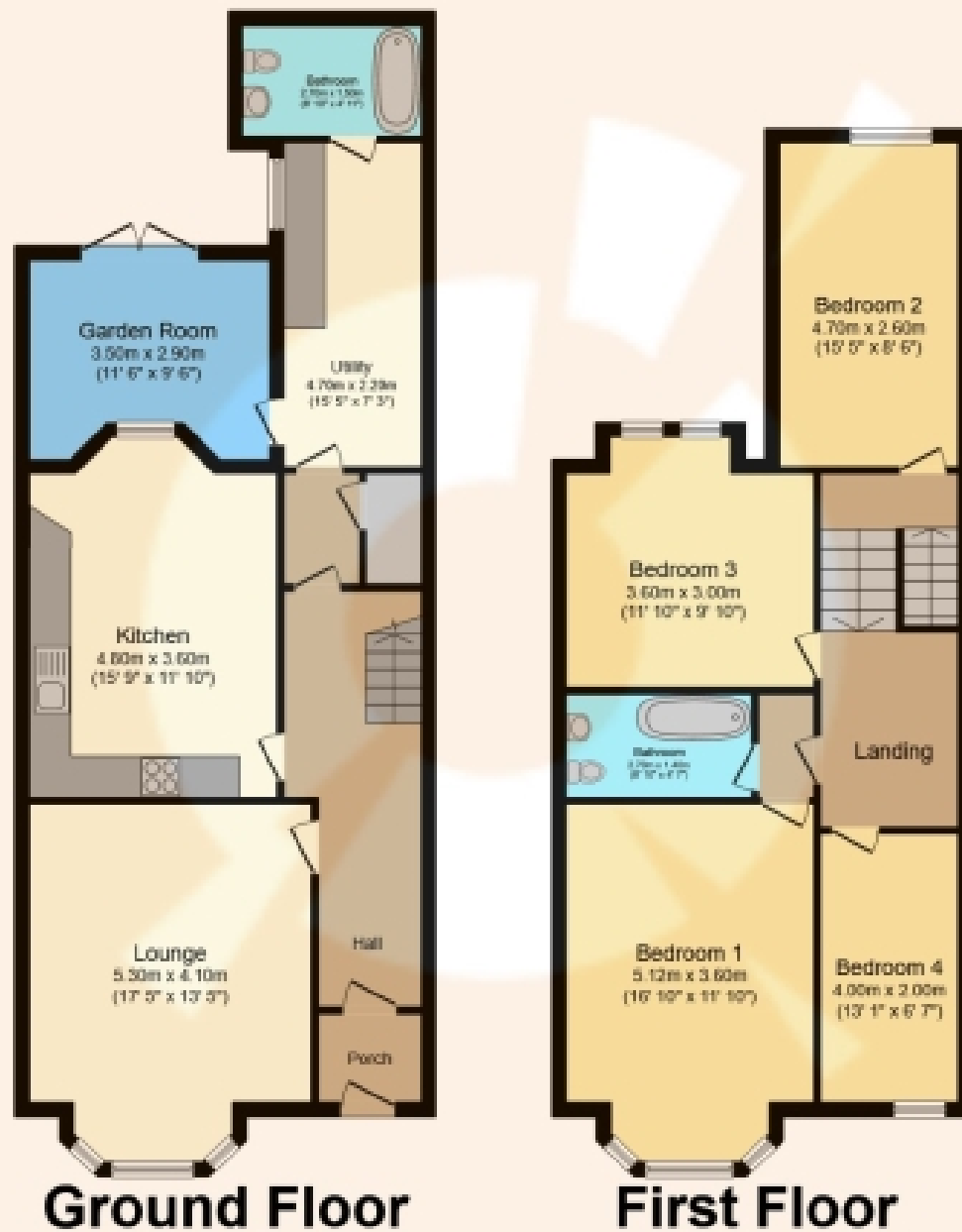




17 Stoneyholm Road, Kilbirnie

Offers Over £219,995





Total floor area 146.6 sq.m. (1,578 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

****SELDOM AVAILABLE TRADITIONAL SEMI-DETACHED VILLA**CONTEMPORARY FITTED DINING KITCHEN**** Impressive height and dimension throughout offering flexible family accommodation. View in person or online. ****EXTENSIVE REAR GARDEN & ELECTRIC CAR CHARGING PORT**** Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.

Here's what our clients loved about living here...As a family with young kids, we feel Kilbirnie offers a variety of choices. Lochshore Park is 5 minutes from our doorstep and Largs is under 15 minutes. Many outdoor activities sit on our doorstep and make bringing up kids in this area a delight. We have loved living in Stoneyholm Road and have thoroughly enjoyed the extensive gardens in which we can relax. We will miss living here, but it holds many many happy memories for us.

Welcome to No.17 Stoneyholm Road, Kilbirnie, a charming semi-detached traditional villa offering a fabulously flexible family home. This seldom available property is within a short walking distance from a host of amenities, public transport links and schools. To the front of the home is a low maintenance gravel driveway accommodating multiple vehicles, the front garden also boasts a useful electric car charging port. Upon entering, you're welcomed through the reception hallway leading into the family lounge in the first instance. The family lounge boasts impressive height & dimensions complimented by an abundance of light through the charming bay window formation, a log burner also fills the room with a delightful warmth.

The contemporary fitted kitchen boasts an array of grey wall and base mounted units paired with wood effect worktops for a fashionable and efficient workspace. The kitchen further benefits from an integrated four ring convection electric cooker and oven/grill as well as plentiful space for freestanding appliances. The spacious dimensions of the kitchen also allow for ample dining space.

Off the kitchen is a convenient utility offering additional work & storage space, also situated on the ground floor is a rear facing garden room which offers flexible family accommodation for a multitude of uses. Completing the ground floor is a three-piece family bathroom.

Into the upper level are four generously proportioned bedrooms. Completing the home internally is a bright & airy three-piece family bathroom comprising of bathtub with overhead shower, W.C. and wash hand basin.

The rear garden of No.17 is an extensive and fully enclosed space, boasting a sizeable lawn section and sociable patio area; making the perfect space for children & pets alike. The property further benefits from gas-central heating and double glazing throughout, providing all rooms with a delightful warmth. Kilbirnie has a host of great local amenities including a 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.

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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