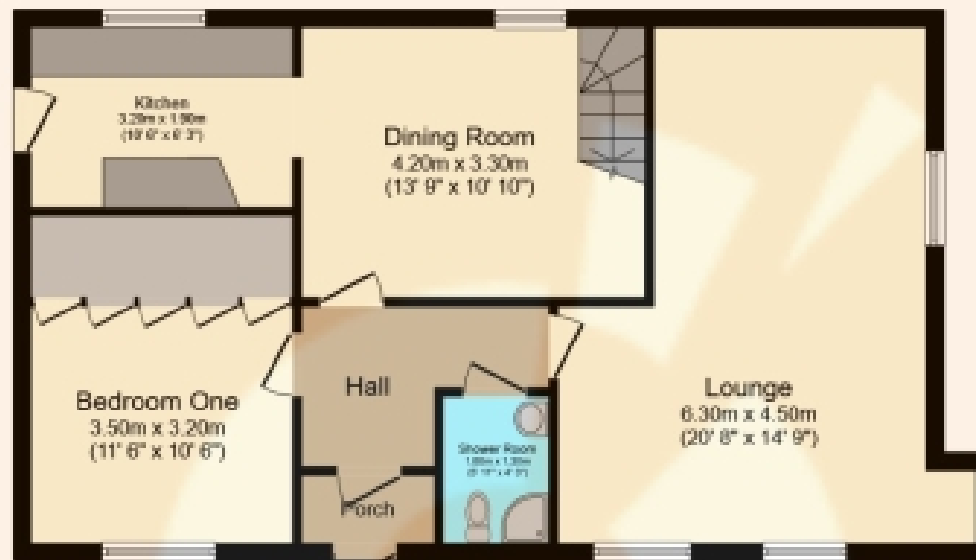




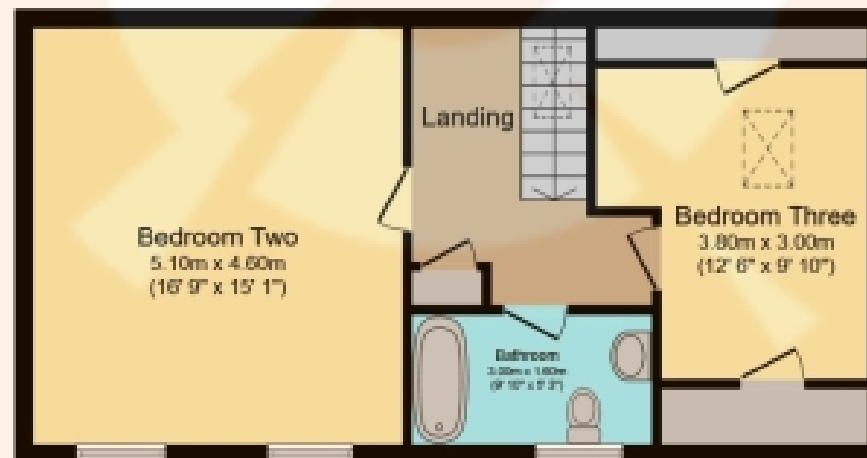
5 Craighouse Square, Kilbirnie

Offers Over £145,000





Ground Floor



First Floor

Total floor area 121.4 sq.m. (1,307 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

**** UNIQUE DUPLEX NESTLED WITHIN COURTYARD SETTING ** BEAUTIFULLY MANICURED GARDENS ** View in Person or Online. **IMPRESSIVE DIMENSIONS THROUGHOUT ** SELDOM AVAILABLE FAMILY ACCOMMODATION **. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.**

Step into Craighouse Square and discover this truly unique duplex, encompassed within a charming blonde sandstone building. The property offers spacious and stylish accommodation and is just a short walk to a host of local amenities. Nestled within a quaint courtyard setting, a stone staircase leads you up to the front door.

As you step inside, be captivated by the charm and spaciousness of the family lounge. With impressive dimensions and a striking feature stone wall, this room exudes character and provides the perfect space for relaxation.

The well-appointed kitchen boasts an array of wall and base mounted units paired with dark worktops for an efficient workspace. Integrated appliances include a stainless-steel sink with chrome mixer tap, 4-ring gas hob with electric oven/grill, and extractor hood. Off the kitchen is a delightful dining room, offering the perfect spot to enjoy a meal with family and friends.

Also found on the first floor is Bedroom One, featuring neutral décor and mirrored fitted wardrobes. Completing this level is the pristine three-piece shower room, comprising of walk-in shower cubicle, W.C. and wash hand basin.

Climbing the staircase, you will find two generously proportioned double bedrooms which are awash with natural sunlight, enhancing the feeling of bright airy spaciousness that you get when you first enter the property. This spacious accommodation offers fabulous flexible living over two levels.

Completing the accommodation internally is the fully tiled family bathroom comprising of shower-over-bath, W.C., and wash-hand-basin with vanity unit.

Outside you will find the meticulously manicured garden grounds. With a section of lawn, vibrant decorative planting and a sociable patio area, this space really is a tranquil oasis. The property boasts a useful outbuilding which is currently used as a utility room and home office. This space is equipped with electrics, providing extra convenience and functionality. There is also a multi-car driveway to the rear of the property providing ample off-street parking.

Kilbirnie has a host of great local amenities including a health centre and walking distance from 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.

We would highly recommend an early viewing as we have no doubt this property will be very popular. 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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