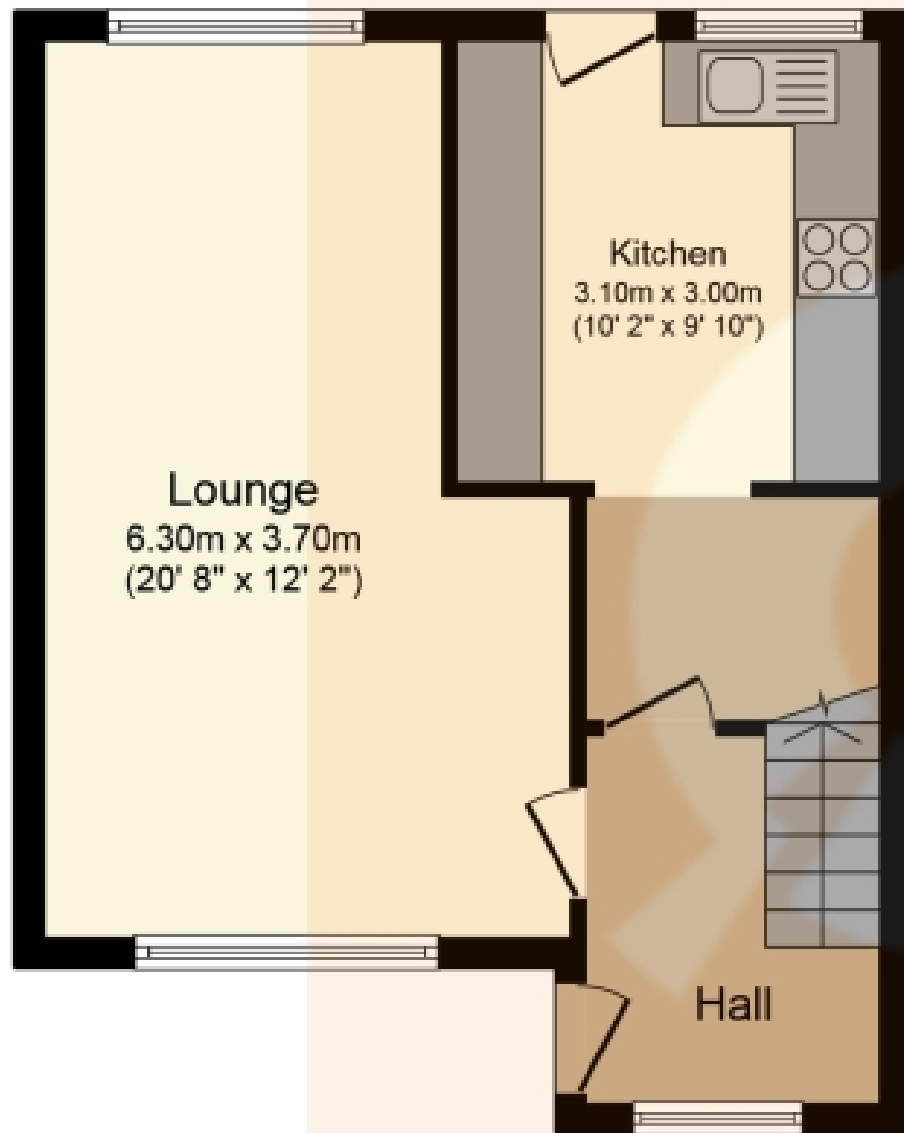




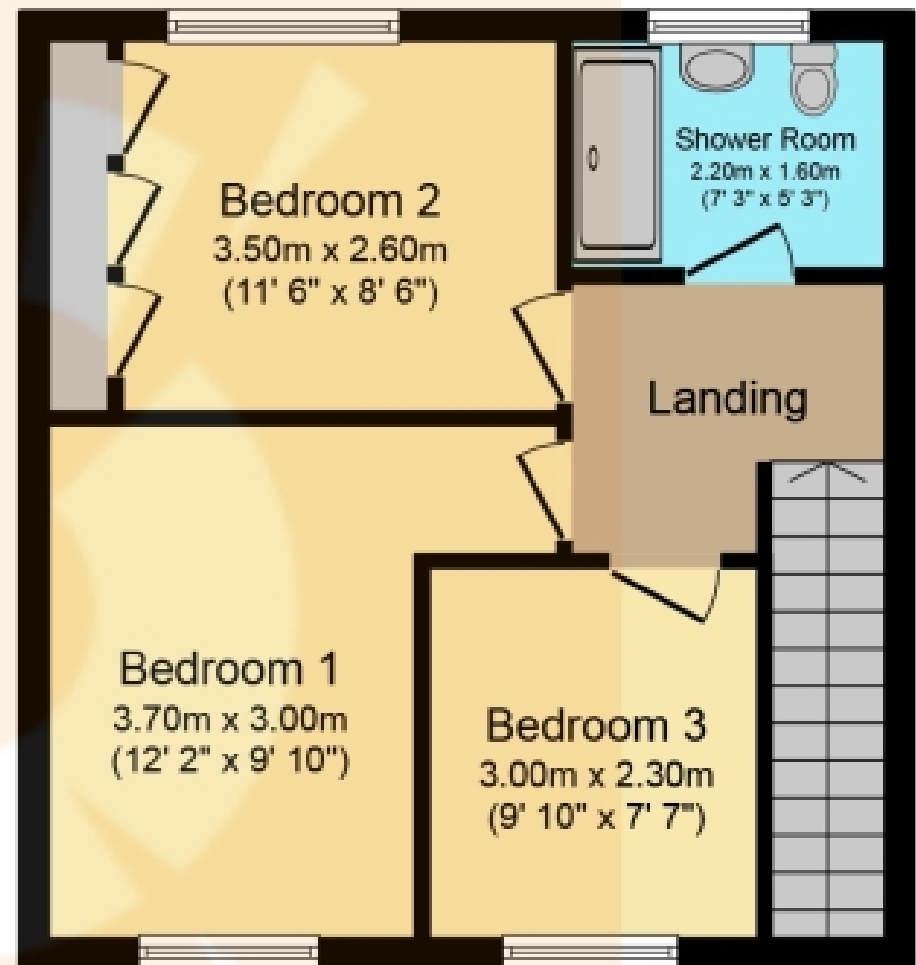
**45 St. Brennans Court, Kilbirnie**

**Offers Over £95,000**





**Ground Floor**



**First Floor**

Total floor area 76.4 sq.m. (822 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

**\*\*CONTEMPORARY FITTED KITCHEN & BATHROOM\*\*** View in person or online. **\*\*FABULOUSLY LOW MAINTENANCE REAR GARDEN\*\*** **FANTASTIC FAMILY ACCOMMODATION\*\*** Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report. Situated within the ever-popular Kilbirnie locale, No.45 St Brennans Court is a fantastic, terraced home offering spacious and flexible accommodation. The property has been extensively refurbished and presents itself as a fantastic first-time purchase and family home.

To the front, is a fabulously low maintenance garden with decorative stone chips and paved walkway leading to the front entrance. You're welcomed through the warming reception hallway which leads to the family lounge in the first instance. The superbly spacious lounge is filled with an abundance of light through dual aspect window formation to create a bright & airy atmosphere.

The contemporary fitted kitchen boasts an array of matte grey wall and base mounted units paired with marble effect worktops for a stylish and efficient workspace. The newly fitted kitchen further benefits from quality integrated appliances including four ring gas cooker and oven alongside plentiful space for freestanding appliances where desired.

Into the upper level are three generously proportioned bedrooms with Bedroom One boasting excellent in-built storage solutions. Completing the property internally is a modern shower room comprising of walk-in shower cubicle, W.C. and wash hand basin alongside chic chrome fixtures and fittings.

The rear garden is fabulously low maintenance and fully enclosed offering the perfect space for children and pets alike. The space is predominantly made up of decorative stone with a communal carpark to the rear.

This property further benefits from gas central heating and double glazing which provides the home with a lovely warmth all year round.

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.

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.

[www.thepropertyboom.com](http://www.thepropertyboom.com)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)