



**6 Largs Road, Kilbirnie**

**Offers Over £399,995**





**Ground Floor**



**First Floor**

Total floor area 230.8 sq.m. (2,484 sq.ft.) approx

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## THE PROPERTY

MAGNIFICENT TRADITIONAL FEATURES \*\* REMARKABLE GARDENS WITH UNINTERRUPTED COUNTRYSIDE VIEWS \*\* SPECTACULAR FARMHOUSE KITCHEN \*\* FIVE BEDROOM & TWO PUBLIC – FLEXIBLE FAMILY ACCOMMODATION \*\* Please contact your personal estate agents, The Property Boom, for much more information and a copy of the home report.

Welcome to 6 Largs Road, an exquisite, detached family home that effortlessly combines traditional charm and period features with wonderful modern upgrades creating a spectacular haven for contemporary family living. Situated within one of its most sought-after addresses, this dazzling property is a true gem of the Kilbirnie property market and presents a fantastic opportunity to acquire a truly one-of-a-kind property.

Entering into the reception hallway, we are immediately met with a sense of grandeur thanks to the stunning period features and charming décor which radiates throughout the remainder of the home.

The formal family lounge is a true marvel, with generous proportions which allow for a range of furniture configurations, charming bay window formations that flood the room with natural light, and a focal point fireplace featuring a multi-fuel burning stove which creates an idyllic setting to relax after a long day. A truly exceptional feature of the room however is the awe-inspiring, intricate cornicing and ceiling roses. This decorative feature is a true work of craftsmanship and adds an undeniable elegance to the room.

Adjacent to the lounge, the formal dining room is adorned with tasteful fixtures and fittings, also boasting a classic multi-fuel burning fireplace, creating a warm and inviting atmosphere for family to gather and enjoy meals. Housed on the ground floor are two generously sized bedrooms, which the current owners have thoughtfully utilised as additional sitting rooms, offering flexible living spaces to meet your family's needs.

A standout feature of the home is the immaculately presented dining kitchen. It showcases a timeless farmhouse style with stunning sage green cabinetry and a sought-after kitchen island, which are further complimented by stylishly toned butcher-block work surfaces and flooring, to create a truly fashionable yet efficient workspace. There is ample dining space and high-quality integrated appliances are featured throughout, making it perfect for flexible family living. Situated off of the kitchen are a host of additional storage areas, including a pantry and utility room area, all of which enhance the functionality of this wonderful space. Also situated on the ground level is a bright and airy shower room, which offers convenient bathroom access for any family members residing on the ground floor.

Continuing to the rear of the property, we find the outstanding conservatory space. This room is bathed in natural light and can be used for various purposes, from relaxation to dining, with its scenic views of the beautifully landscaped rear gardens and the uninterrupted views of the surrounding countryside. A grand solid timber staircase leads to the upper level, where three generously proportioned bedrooms await. Bedroom one enjoys the added luxury of a contemporary ensuite shower room, featuring sleek neutral-toned tiles and a modern walk-in shower enclosure. Completing the internal accommodation is the pristine family bathroom, which features a luxurious free-standing bath, ideal for those treasured moments of relaxation.

The rear gardens are a true jewel of this property, meticulously designed to include sociable patio areas, manicured lawns, and eye-catching shrubbery, all framed by idyllic, uninterrupted countryside. To the front, a spacious multicar driveway provides ample off-street parking for both visitors and friends.

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. 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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