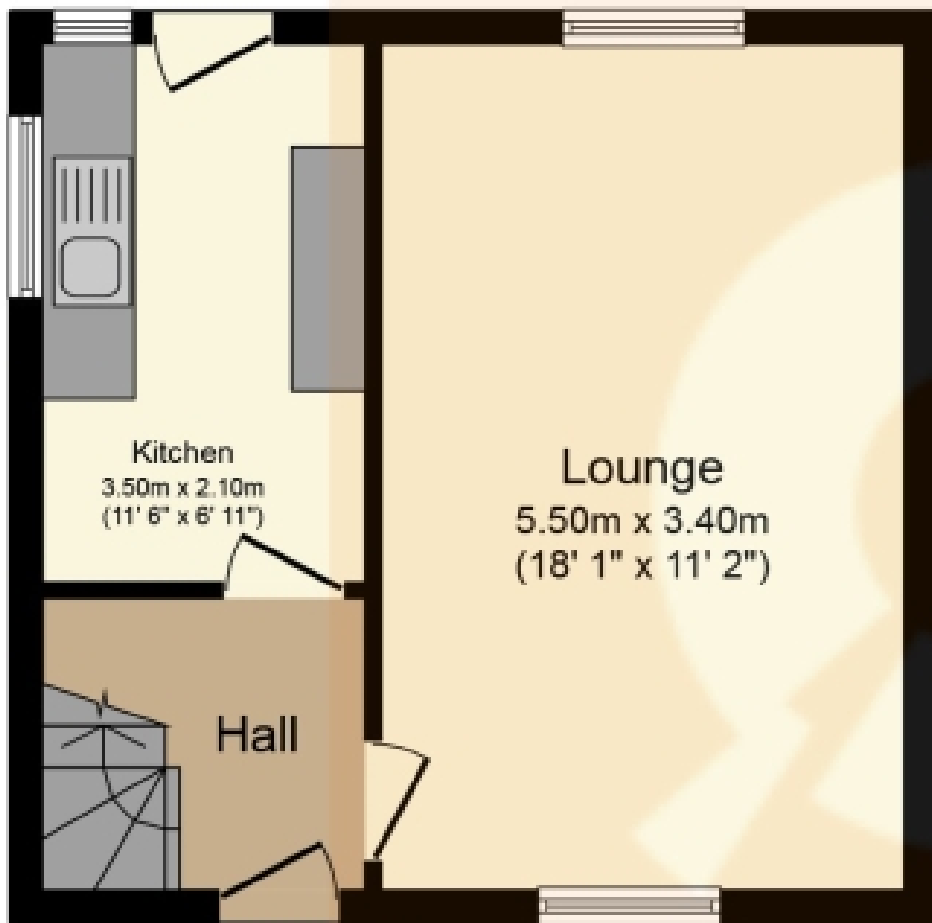




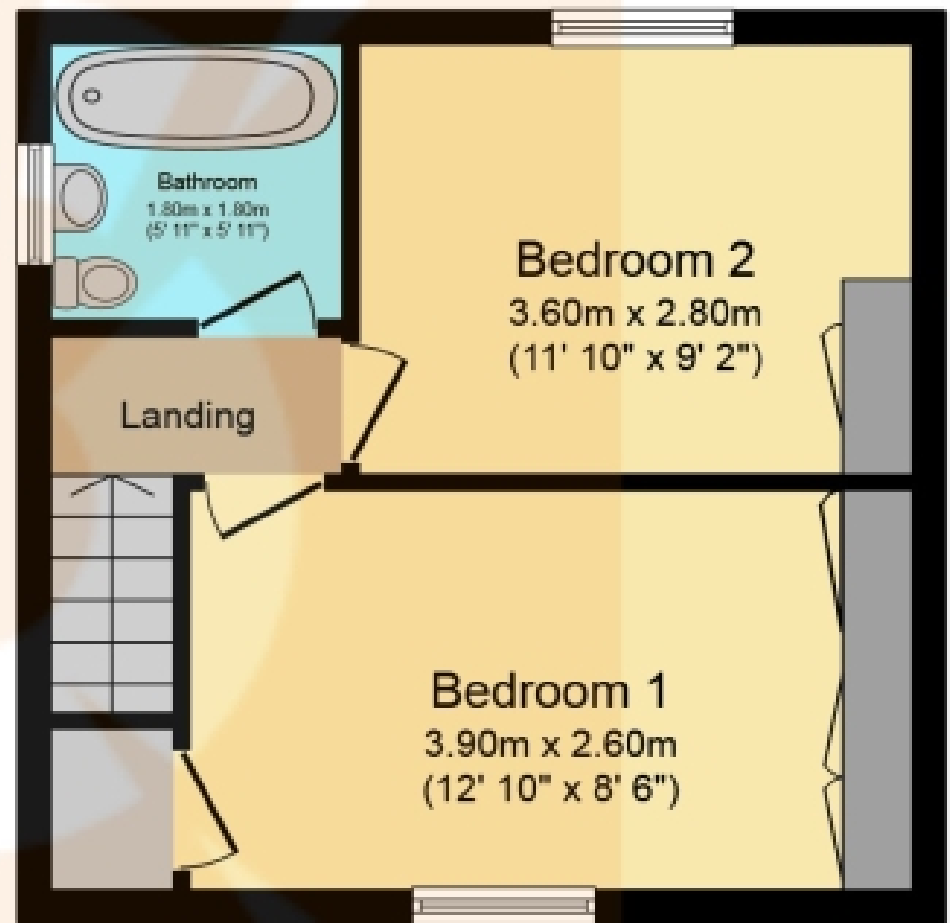
Borestone Avenue, Kilbirnie

Offers Over £79,995





Ground Floor



First Floor

Total floor area 61.6 sq.m. (663 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

TRUE WALK IN CONDITION ** FANTASTIC FIRST TIME PURCHASE OPPORTUNITY ** TASTEFUL DÉCOR ** ENCLOSED GARDEN ** STUNNING VIEWS Walking distance to amenities, public transport links and schooling. Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report. Welcome to 65 Borestone Avenue, a delightful end-terraced home ideally positioned in a sought-after Kilbirnie Locale. Presented to the market in true walk-in condition and boasting a range of modern upgrades, this fantastic home would make for an ideal first-time purchase.

Upon entering the property, you'll find a welcoming entrance hallway adorned in neutral tones and elegant wood-inspired flooring. This flooring seamlessly flows into the bright and spacious lounge, tastefully decorated in contemporary tones and bathed in natural light from the dual-aspect windows.

The modern kitchen features high-gloss white base and wall units paired with butcher-block effect countertops, providing a stylish and functional workspace. There's ample room for freestanding appliances like an electric cooker, washing machine, tumble dryer, and fridge freezer.

Moving to the upper floor, you'll discover two generously sized double bedrooms, both offering ample in-built storage space. The family bathroom has been renovated in a contemporary fashion with stylish tiled surrounds and matte black features and is comprised of a shower over the bath with a glass screen, W.C. and wash-hand basin.

To the rear, there is a tiered rear garden which has been laid with low maintenance sections of chips, paving and eye-catching mature shrubbery. The garden is fully enclosed by timber fencing, making it perfect for kids and pets alike, and a sociable patio area provides an ideal spot for entertaining friends or relaxing in the sun. The property is partially South facing with the sun in the morning till noon to the rear and to the side and front in the evening. There are lovely uninterrupted elevated views of the Garnock Valley. The garden further benefits from a shed with power installed.

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 10-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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