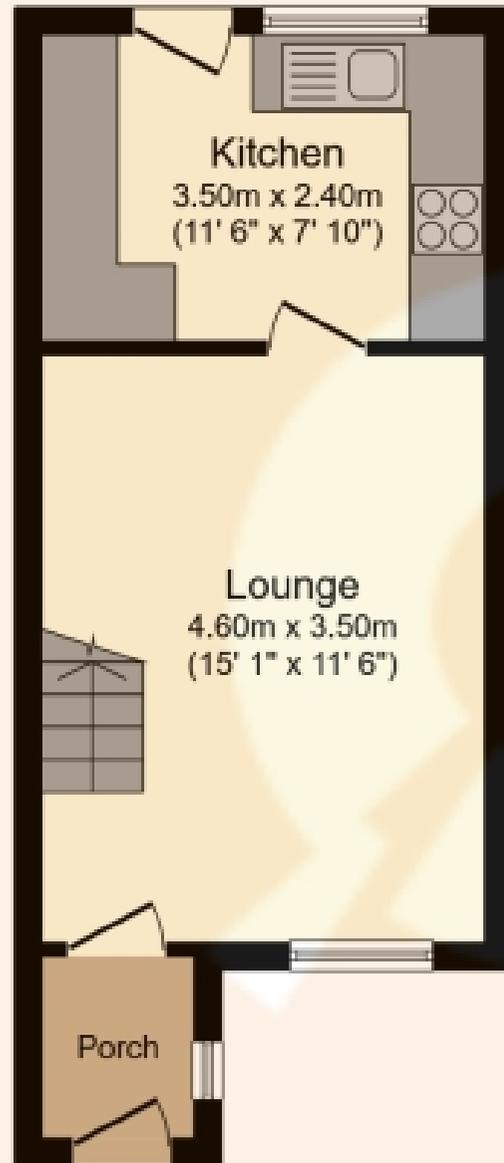




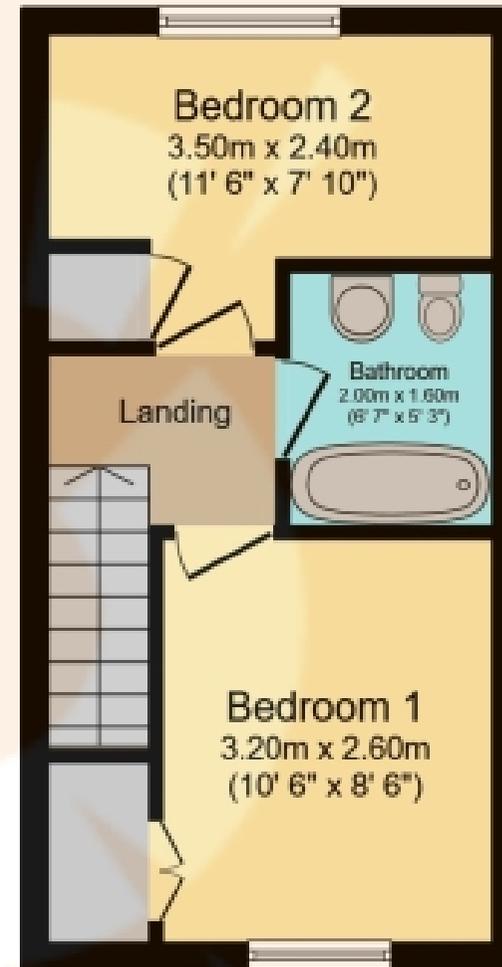
**12 Dennyholm Wynd, Kilbirnie**

**Offers Over £89,995**





**Ground Floor**



**First Floor**

Total floor area 51.5 sq.m. (555 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

What Our Clients Loves: "The neighbours are brilliant and very friendly. We all look out for each other. The neighbourhood is very quiet, and it was a pleasure to stay there. It is a lovely cosy little house to call your home."

Welcome to No. 12 Dennyholm Wynd, Kilbirnie – a fabulous terraced home which has been presented to the market in walk-in condition, offered with no onward chain. This property is not only a wonderful place to live but also an excellent choice for first-time buyers or professionals alike. Conveniently situated within a sought-after estate, this residence is in close proximity to local amenities and less than a 5-minute drive from Glengarnock Train Station, making it an ideal location for commuters and those seeking a connected lifestyle.

Approaching the property, you'll find the low maintenance front garden comprising of decorative stone chips with a paved walkway leading to the entrance. Stepping inside, a bright and airy entrance porch with oak-effect flooring flows seamlessly into the family lounge, featuring neutral decor. This space boasts generous dimensions and is flooded with natural sunlight, thanks to the large double-glazed window unit.

The modern fitted kitchen boasts an array of hi-gloss wall and base mounted units which are paired with contrasting butcher-block effect worktops - this combination not only adds style to the space but provides an efficient and practical workspace. The kitchen is further enhanced by quality integrated appliances to include a 4-ring electric hob with electric oven/grill and extractor hood, and there is a free-standing fridge/freezer and washing machine which will also be included in the sale.

Venturing to the upper level, you'll find two generously proportioned bedrooms, both offering excellent in-built storage solutions - providing the perfect canvas for your personal touch. Completing this fabulous property is the family bathroom, featuring a shower-over-bath with glass screen, W.C., and wash hand basin.

The rear garden is beautifully landscaped and extremely low maintenance, providing an ideal outdoor space for relaxation. Fully enclosed and featuring a manicured lawn section, the rear garden offers the perfect spot for pets to play, outdoor dining, or simply enjoying the fresh air.

The home benefits from gas-central heating and recently installed double-glazing to provide each room with a lovely warmth.

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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