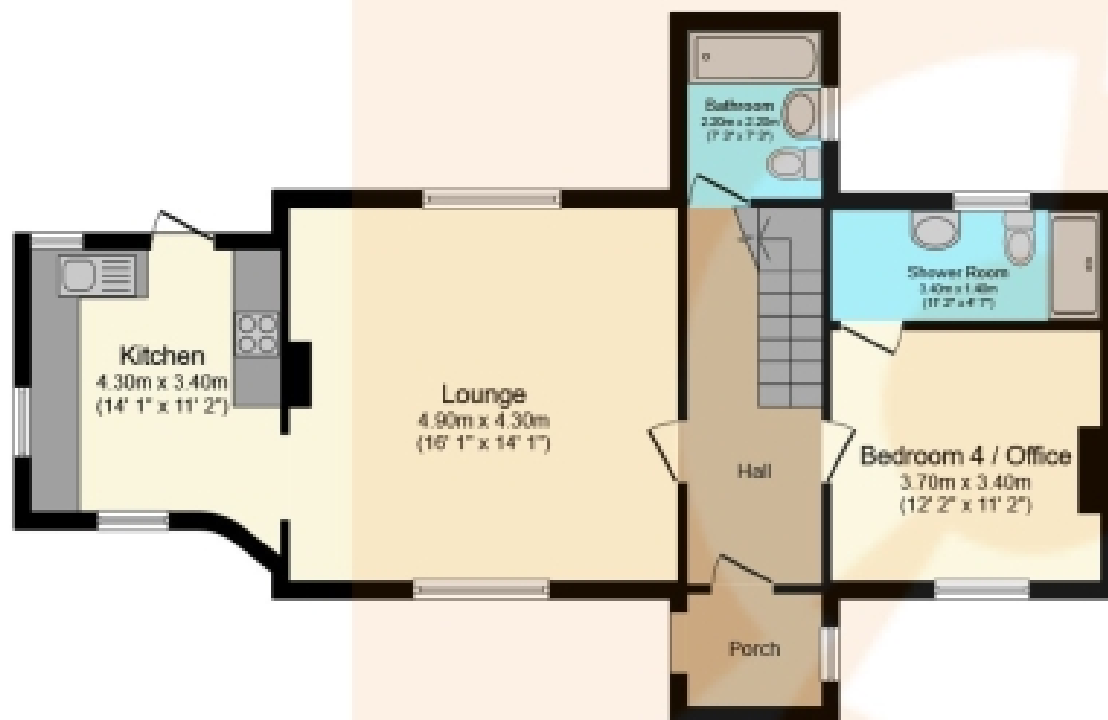




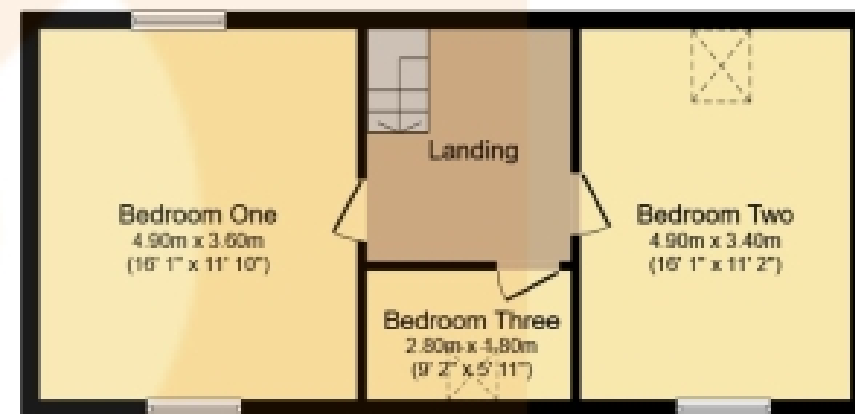
46 Stoneyholm Road, Kilbirnie

Offers Over £299,995





Ground Floor



First Floor

Total floor area 112.6 m² (1,212 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

EXTENSIVELY RENOVATED FAMILY HOME PRESENTED IN TRUE WALK-IN CONDITION * CONTEMPORARY FITTED KITCHEN & BATHROOM * BEAUTIFULLY LANDSCAPED EXTENSIVE REAR GARDEN * Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report. Welcome to No.46 Stoneyholm Road, Kilbirnie – a captivating haven of timeless elegance and modern luxury. This stunning detached villa stands as a testament to meticulous renovation, transforming it to a walk-in family home that seamlessly marries classic charm with contemporary comfort. Nestled within the ever-popular Kilbirnie locale, this residence is the perfect home for growing families.

Approaching the property, you are greeted by a picturesque sight – an enclosed garden, complete with a monobloc multicar driveway and a pathway leading to the front entrance, featuring an electric car charge vehicle port. You're welcomed into No.46 through a warming vestibule and entrance hallway, where soaring ceiling heights set the tone for the grandeur that lies within.

Step into the charming lounge, a space that effortlessly captivates with its impressive dimensions and exposed timber beams. The ambiance is further enhanced by the newly installed wood burning stove, infusing the room with a comforting warmth. The heart of the home lies in the contemporary fitted kitchen, a masterpiece of design boasting matte wall and base mounted cabinetry paired with light quartz counter tops – a perfect fusion of fashion and functionality. The addition of a Belfast sink and a pull-out kitchen tap adds a touch of luxury, while the converted outside garage serves as a utility space, offering additional freestanding appliances and ample worktop space.

On the ground floor, discover Bedroom Four, currently utilized as a home office, providing flexible accommodation for various purposes such as a dining room. This room also features its own modern en-suite shower room. Completing the ground floor is a pristine family bathroom, exuding sophistication with a bathtub, W.C., and wash hand basin.

Ascend to the upper level to find three remaining bedrooms, each a sanctuary of comfort and style. Bedrooms One and Two boast stunning warm decor and striking dimensions. Bedroom Three, a perfect single bedroom or home office space, is bathed in natural light via the velux window, creating an inviting and inspiring atmosphere.

The rear garden is a true highlight of this property – a vast expanse predominantly laid to lawn and beautifully landscaped, featuring a sociable patio area and mature shrubbery. This garden is designed to cater to every family member's needs, offering a serene retreat for relaxation and play.

Kilbirnie has a host of great local amenities including the new Lochshore development which has transformed Kilbirnie Loch, located within walking distance of the property, to include nature walkways with accessible pathways and The Hub if you fancy a coffee with views over the Loch.

A well-known supermarket is also conveniently close by. 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.

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