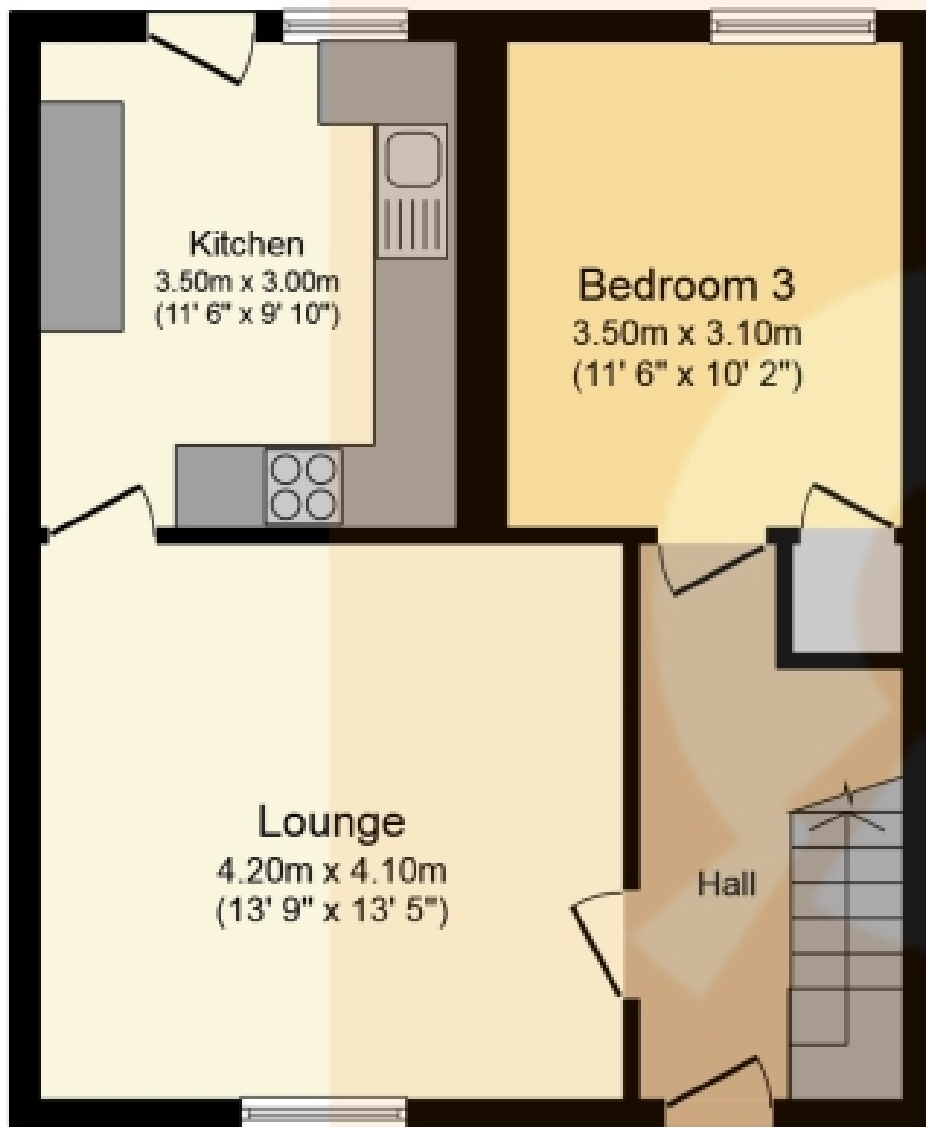




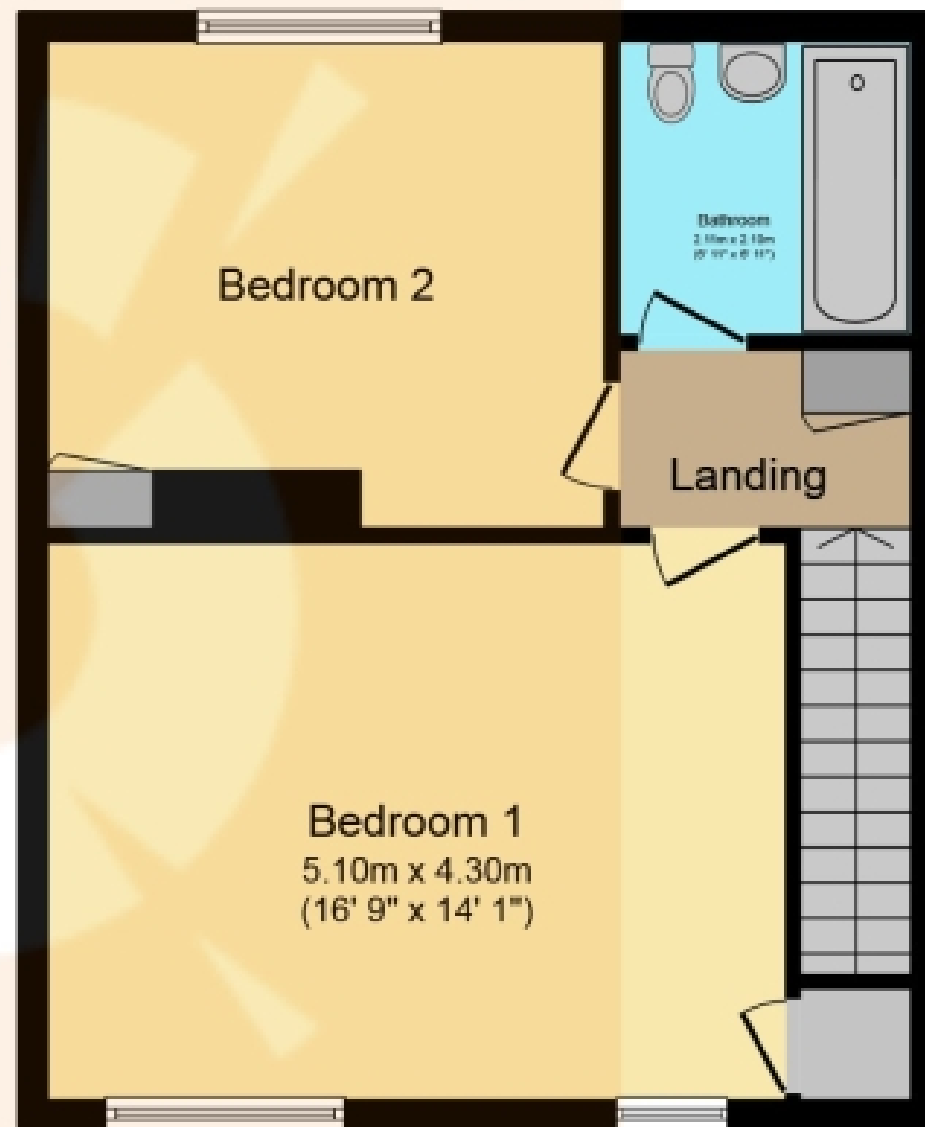
48 Bathville Road, Kilbirnie

Offers Over £85,000





Ground Floor



First Floor

Total floor area 94.2 sq.m. (1,014 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

**** FABULOUSLY AFFORDABLE ** GATED DRIVEWAY ** LOW-MAINTENANCE GARDENS ** NO ONWARD CHAIN ** CLOSE TO LOCAL AMENITIES ****. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 48 Bathville Road and this charming semi-detached home, nestled in the heart of Kilbirnie. Perfectly suited for growing families, first-time buyers, or astute investors, this property is sure to appeal to a wide range of purchasers therefore we would recommend an early viewing.

Externally, the front of the property boasts a gated multi-car driveway, ensuring safe off-street parking. Entrance to the property is via the UPVC/timber front door and in turn to the welcoming reception hallway. As you step into the spacious family lounge, you'll immediately notice the impressive dimensions which this property has to offer.

The well-appointed kitchen features a range of wall and base mounted units, offering ample storage and workspace. There is plenty of space available for a host of free-standing appliances to include electric cooker, washing machine and fridge/freezer, and the kitchen offers direct access to the extensive rear garden.

The rear garden is kept extremely low-maintenance by stone chips, and is the perfect space to enjoy the summer months with family and friends.

Boasting three generously proportioned bedrooms, with the bonus of in-built storage, this home ensures ample space for a growing family. The fully tiled family bathroom completes the home internally, featuring a bathtub, w.c. and wash-hand-basin.

This home is equipped with practical features such as gas-central heating and double glazing throughout, ensuring comfort and energy efficiency 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 35 minutes. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away.

This fabulous family home will no doubt be very popular therefore we would highly recommend an early viewing to avoid disappointment. 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.

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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