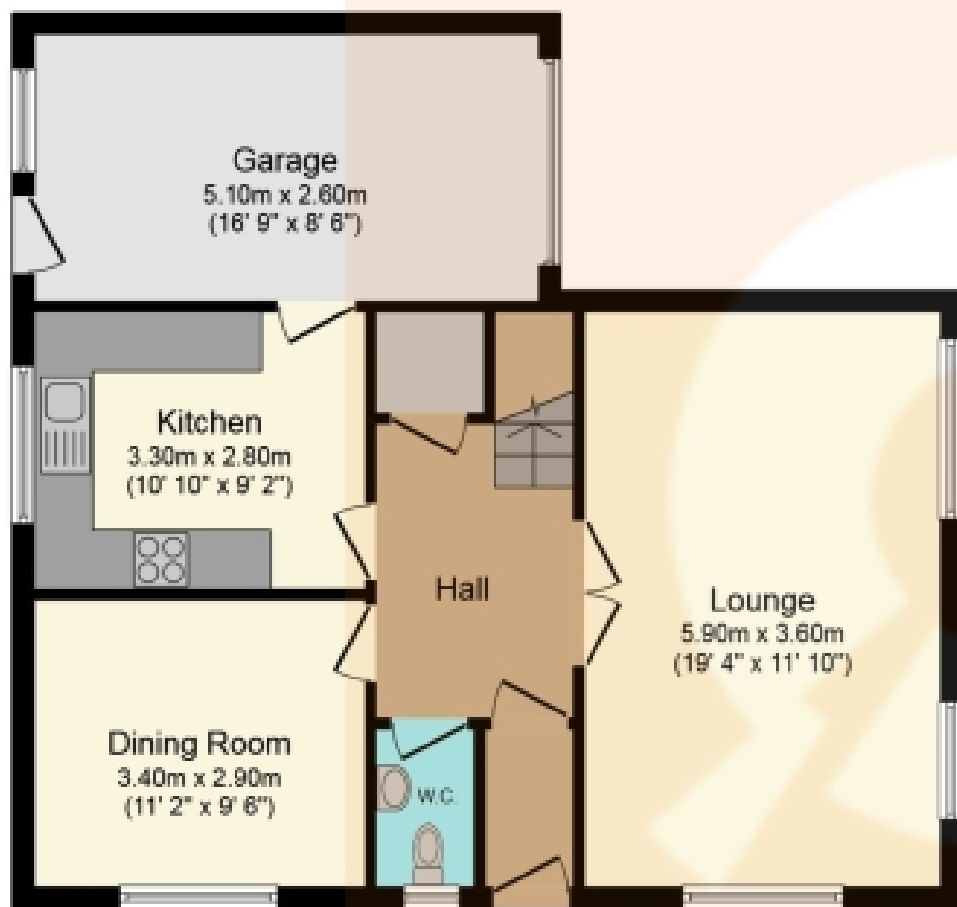




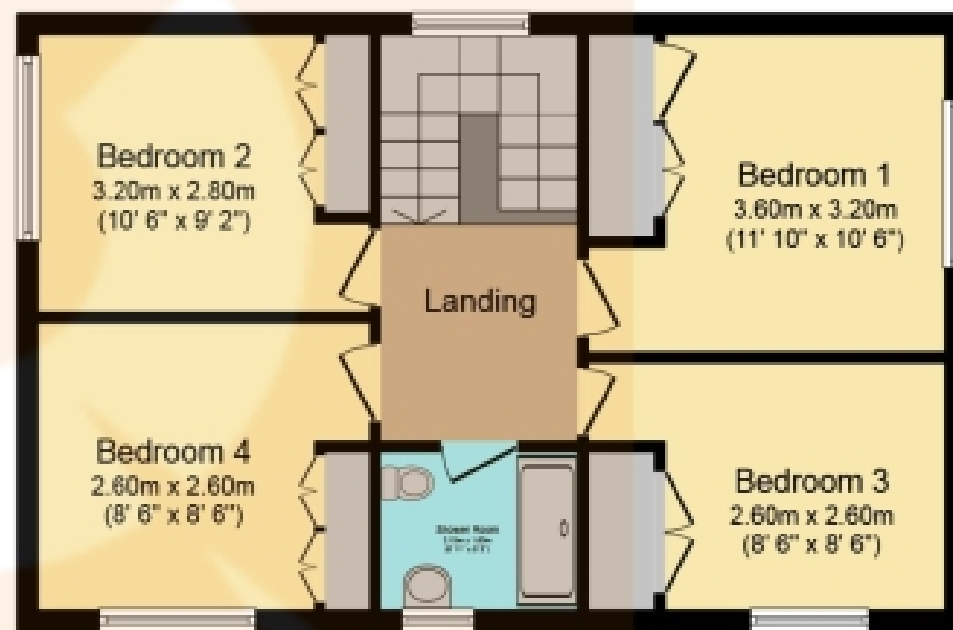
**16 Castle Grove, Kilbirnie**

**Offers Over £229,995**





**Ground Floor**



**First Floor**

Total floor area 120.4 sq.m. (1,296 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

**\*HIGHLY SOUGHT-AFTER DETACHED HOME WITHIN CUL-DE-SAC OVERLOOKING TRANQUIL FLOWING STREAM \* View in person or online. \*IMMACULATELY PRESENTED THROUGHOUT \* CONTEMPORARY KITCHEN & SHOWER ROOM \* Please contact your personal estate agent, The Property Boom for much more information and a copy of the home report.**

Here's what our clients love about their home... We have lived in our family home for 29 years in Castle Grove, it is on a secluded corner plot, this speaks volumes for the length of time we have stayed here bringing up our family.

Nestled within the tranquillity of Castle Grove, Kilbirnie - No.16 stands as a testament to refined living in a seldom-available development. This detached property claims its place as one of the most desirable properties within the street, quietly tucked away in a cul-de-sac accessible only through an extensive private driveway, ensuring both seclusion and exclusivity.

Enveloped in a picturesque setting, No.16 offers a unique feature-the tranquil flow of a nearby stream and the lush greenery that graces the surroundings. This delightful touch enhances the property's appeal, creating a blend of nature and sophistication from the moment you arrive where a meticulously manicured lawn and a paved walkway leads you to the entrance. The charm begins in the reception hallway, setting the tone for the entire home.

The family lounge, bathed in natural light, impresses with generous dimensions and neutral décor, creating a warm and inviting atmosphere. The heart of the home, the contemporary fitted kitchen, boasts ample white wall and base mounted units adorned with dark granite effect worktops and task lighting. Quality integrated appliances, including a four-ring gas cooker and oven, dishwasher, and wine cooler.

Adjacent to the kitchen, is a charming dining room, providing a perfect setting for family gatherings and entertaining. The ground floor is completed by an elegantly simple W.C.

Ascend the carpeted staircase with a glass balustrade to the upper level, where four generously proportioned bedrooms await. Each bedroom features fantastic in-built sliding mirrored wardrobes, ensuring ample storage space. The contemporary shower room features a walk-in glass screen shower cubicle, W.C., and wash hand basin, complimented by quality chrome fixtures, a rainfall shower, a heated towel rail, and an LED mirror.

Externally, the rear garden is a landscaped space, designed for both aesthetic appeal and low maintenance. Tiered over three levels, it features decorative stone chipping, a drying green, and a sociable patio area-a perfect space to unwind or entertain.

The property further benefits from double glazing and gas central heating provide the home with a lovely warmth 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.

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.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY ? GET IN TOUCH WITH THE PROPERTY BOOM NOW AND WE'LL ARRANGE THAT AT A TIME CONVENIENT TO 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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