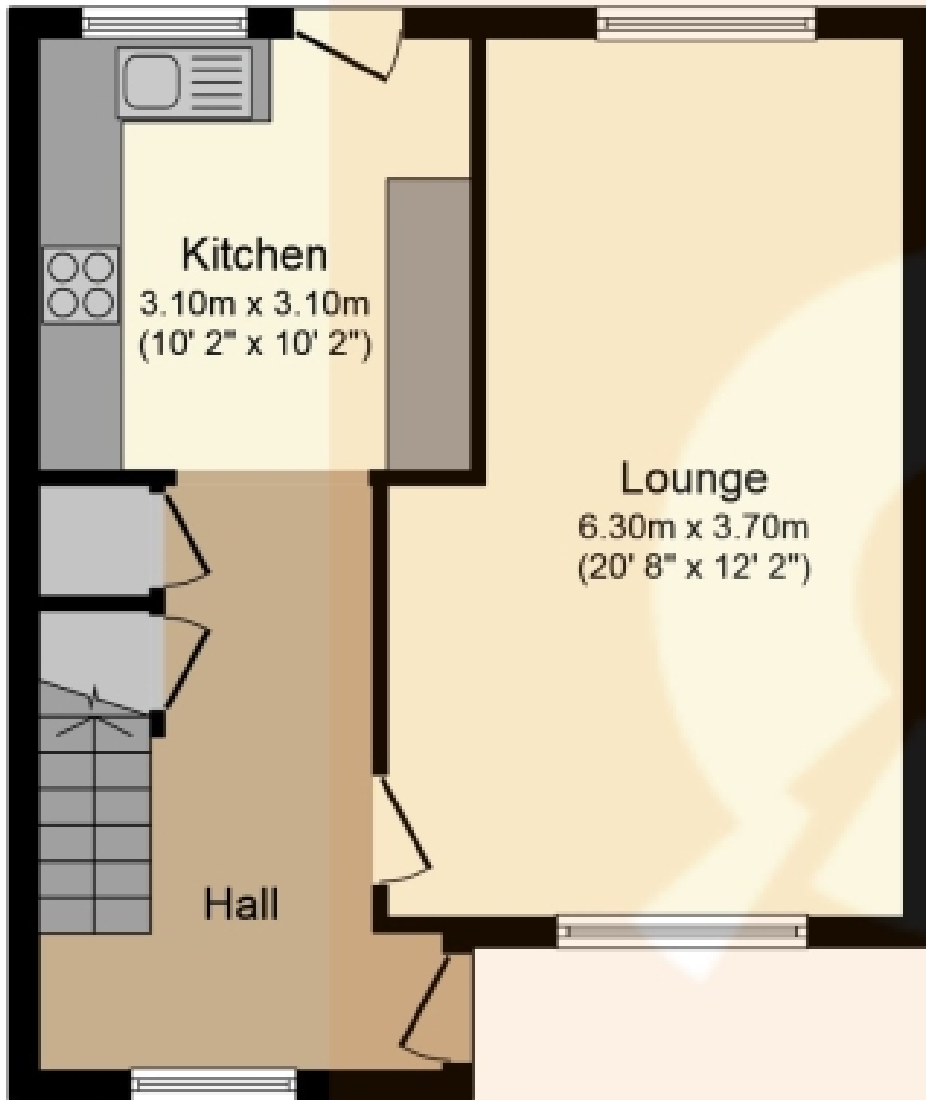




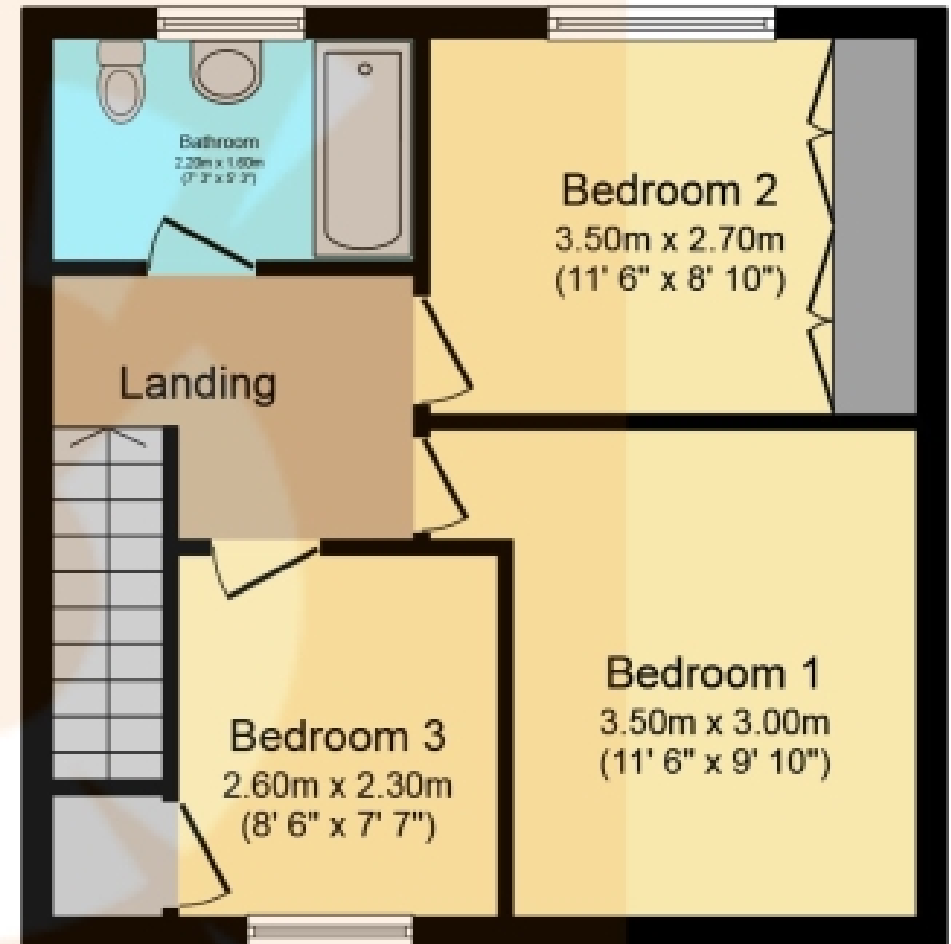
**10 Loadingbank Court, Kilbirnie**

**Offers Over £85,000**





**Ground Floor**



**First Floor**

Total floor area 81.3 sq.m. (875 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 END-TERRAC \* FANTASTIC FAMILY HOM \*GENEROUSLY PROPORTIONED & EXCELLENT IN-BUILT STORAGE THROUGHOUT \* Please contact your personal estate agent, The Property Boom for much more information and a copy of the home report.**

Situated within the ever-popular Kilbirnie locale, No.10 Loadingbank Court is a fabulously affordable end-terraced home is within walking distance from a host of local amenities, public transport links and schools making for a fantastic family home or first-time purchase.

To the front of the property is an extensive and fabulously low maintenance garden space, predominantly decorative stone chipping and lined with fencing. A communal pathway leads adjacent to the property to the front entrance. Upon entering, you're welcomed through the bright & airy reception hallway.

The family lounge boasts impressive dimensions offering both plentiful seating area as well as a dining space if desired. The spaciousness of the lounge is complimented by an abundance of natural light through dual aspect window formation alongside intricate ceiling roses, neutral décor & an electric fireplace which fills the room with a delightful warmth.

The well-appointed kitchen holds an array of oak effect wall and base mounted units paired with light worktops for an efficient workspace. The kitchen further benefits from a four ring gas cooker and oven alongside space for freestanding appliances where desired. Completing the ground floor is excellent in-built storage solutions.

Into the upper level are three generously proportioned bedrooms with Bedroom Two boasting excellent in-built sliding wardrobes and Bedroom Three offering flexible living for a multitude of uses such as home office or dressing area. Completing the property internally is a fully tiled three-piece shower room comprising of walk-in shower cubicle, W.C. and wash hand basin.

To the rear of No.10 is an extensive and easily maintainable garden space, predominantly made up of decorative stones with a sociable patio area, the space is perfect for children & Pets alike.

Ample off-street parking is available to the front & rear of the property for both residents and visitors.

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 walk 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.

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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