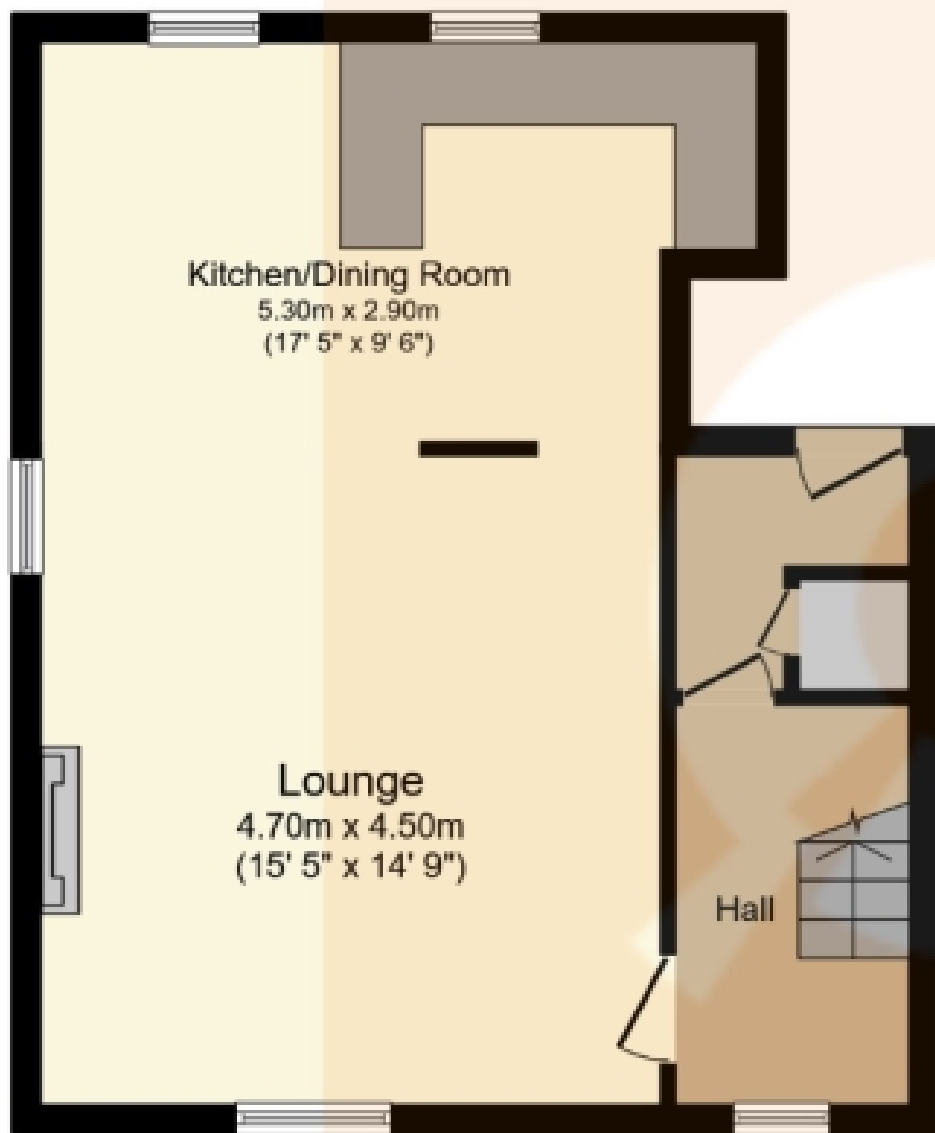




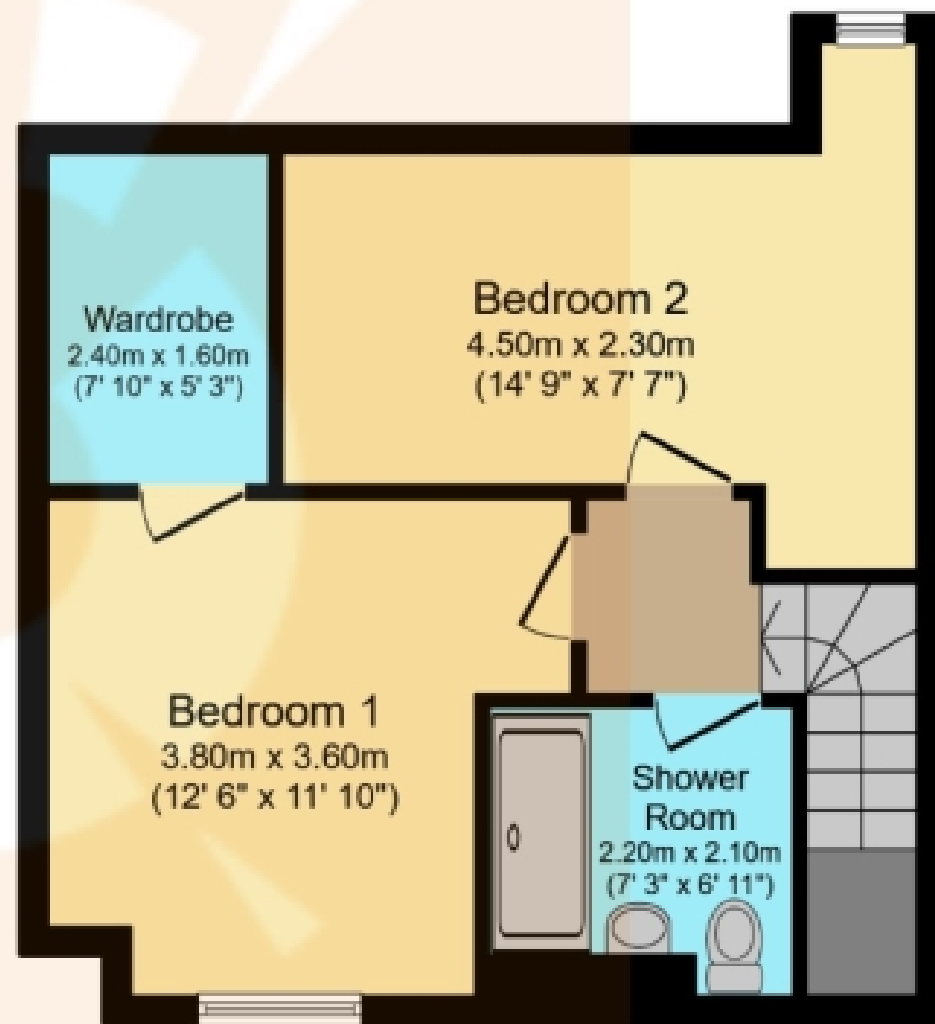
1/1, 9 Mill Road, Kilbirnie

Offers Over £75,000





Ground Floor



First Floor

Total floor area 82.9 m² (892 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

“Having lived here for 16 years it has been a fantastic home for me and provided me with everything I could have hoped for. It’s been truly flexible as I’ve grown up here. Accommodating my changing lifestyle without forcing me to move until now. I would love to have stayed here but unfortunately due to the family size and now 4 collies, it’s just not big enough to accommodate anymore. I’ll will be truly saddened to leave such a peaceful spot in Kilbirnie as it will be very hard to replace.”

Nestled within walled grounds and accessed through a gated entrance, No. 9 Mill Road stands as a seldom available mill house, cleverly transformed into 4 distinct apartments. This residence exudes an abundance of character and charm and is surrounded by serene greenery. Just a short walk to a distance to a host of amenities and public transport links, this wonderful home is sure to appeal to a wide range of buyers.

Approached through a well-maintained communal close and via a spiral staircase, Flat 1/1 awaits. Upon entering, the first floor unfolds into an open-plan living design with impressive dimensions, generously illuminated by natural light. The family lounge, adorned in neutral tones, exudes a delightful warmth from the feature multi-fuel stove.

Wood-effect flooring transitions into the dining kitchen, fitted with a range of wall and base mounted units, elegantly paired with contrasting worktops. The kitchen's functional design includes ample space for freestanding appliances, and its generous dimensions provide an ideal setting for dining, perfect for enjoying evening meals.

Ascending to the upper level reveals two generously proportioned double bedrooms, with Bedroom One benefiting from a convenient walk-in wardrobe. The property is completed with a bright and airy shower room, featuring a walk-in shower cubicle, W.C., and wash hand basin.

To the rear of No. 9 lies a substantial communal garden, predominantly laid to lawn. Apartment 1/1 offers its own private garden section, fully enclosed, presenting an ideal space for pets.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report.

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 40 minutes. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away.

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.

www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com