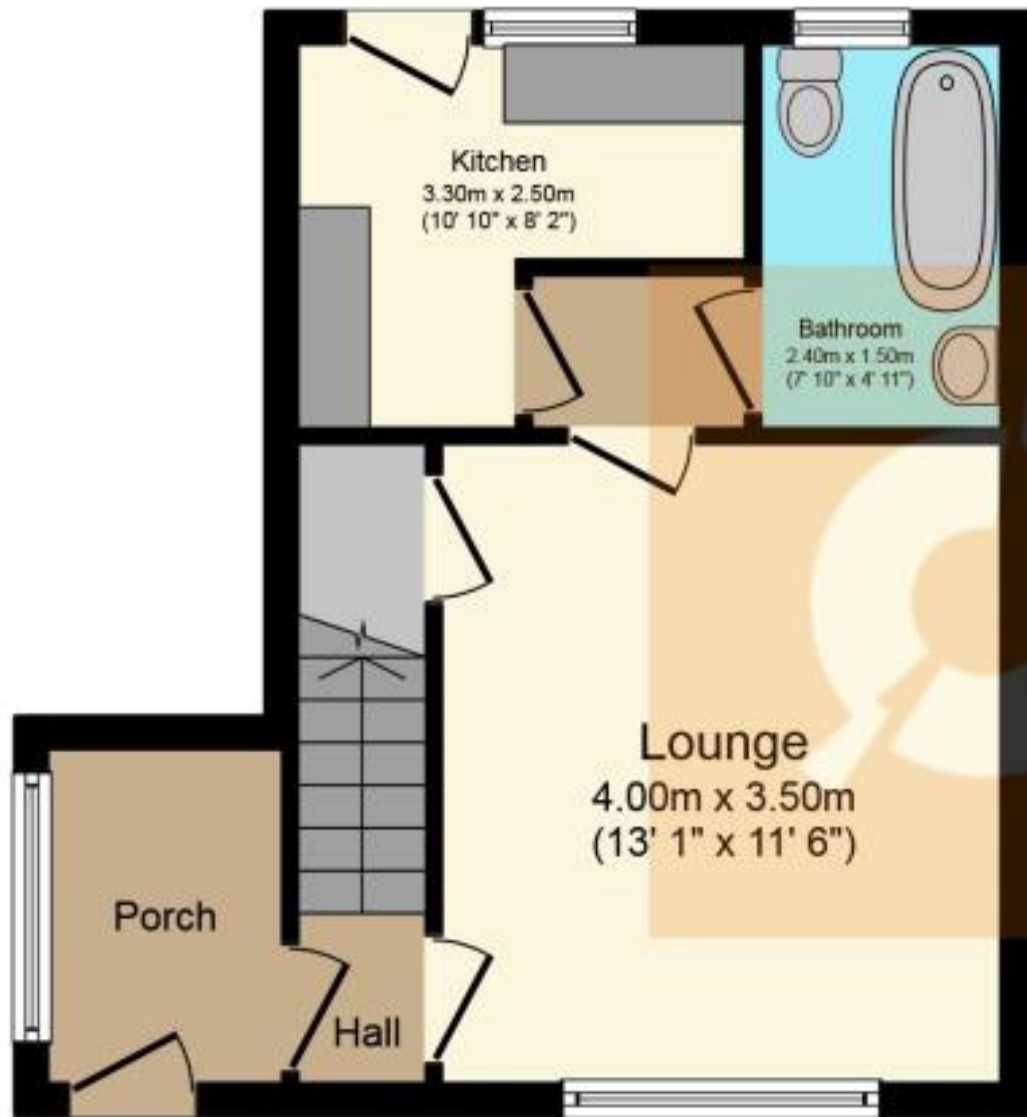




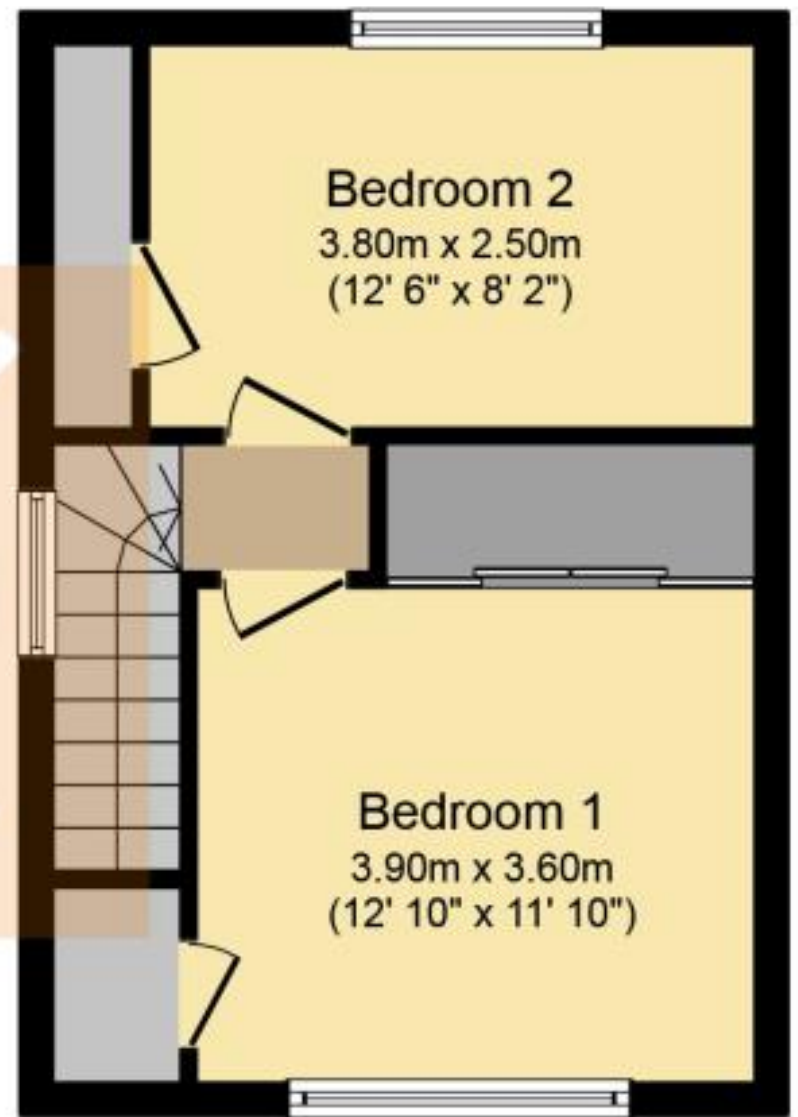
23 Central Avenue, Kilbirnie

Offers Over £95,000





Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

**** OCCUPYING A SUBSTANTIAL PLOT ** ULTRA-MODERN FAMILY BATHROOM ** WELL-MAINTAINED EXTENSIVE GARDENS **** Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.

Nestled in the ever-popular Kilbirnie locale, No.23 Central Avenue presents a fabulous end-terraced home, showcasing both style and spaciousness. Positioned on a substantial corner plot, that offers masses of potential subject to the relevant planning permissions.

The front showcases a generous gravel driveway, providing ample parking for various vehicles, complemented by a meticulously manicured lawn for effortless upkeep. A paved walkway leads you to the inviting entrance vestibule, a practical space for storing shoes and outdoor wear. The sumptuous family lounge is adorned with neutral tones, enhanced by sleek solid oak doors, and featuring a large contemporary radiator for a touch of modernity.

The well-appointed kitchen offers abundant storage within its range of wall to floor units, complete with a standalone cooker, fridge freezer, and washing machine – all included in the sale, making it an ideal choice for first-time buyers.

The ground floor is completed by a luxurious family bathroom featuring a bathtub with an overhead rainfall shower, a stylish high-gloss vanity unit housing the wash hand-basin, a WC, heated towel rail, and chic chrome fixtures.

Ascending to the upper level, two generously sized double bedrooms await, tastefully decorated throughout. Bedroom One is particularly noteworthy for its built-in wardrobes, providing practical storage solutions.

Stepping into the rear of the property reveals meticulously landscaped garden grounds. The predominantly gravelled area, complemented by a section of lush lawn, ensures minimal upkeep. The ample space invites alfresco dining, entertaining, or simply unwinding with family during the delightful summer months.

Gas-central heating and double glazing provide all rooms with a delightful warmth.

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.

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.

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