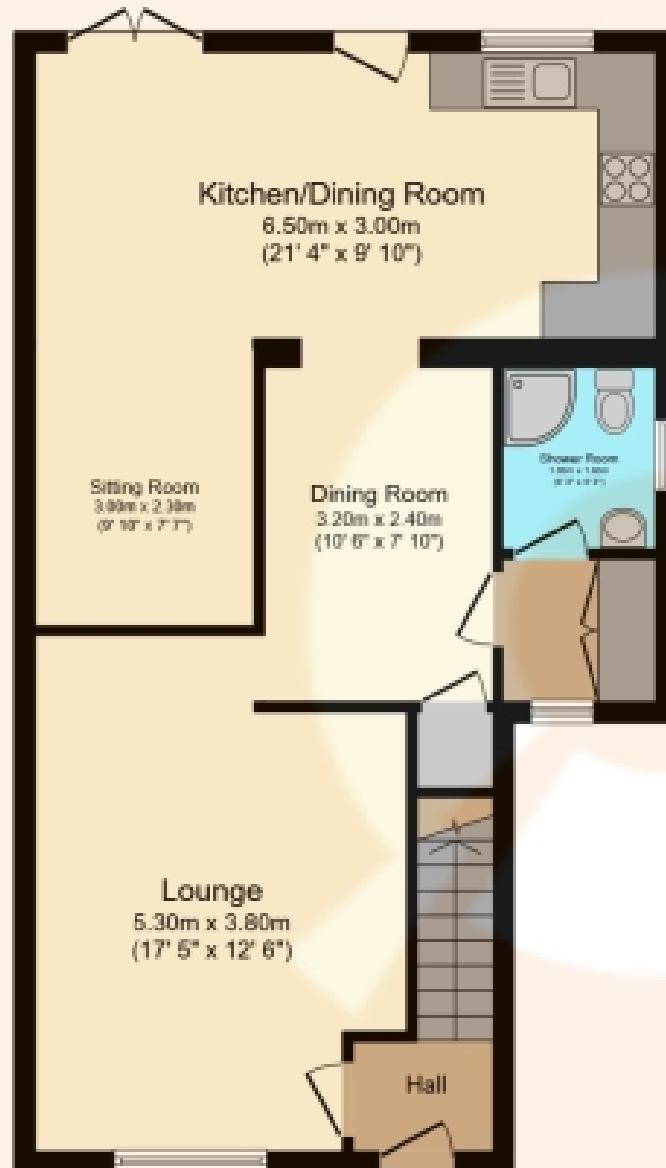




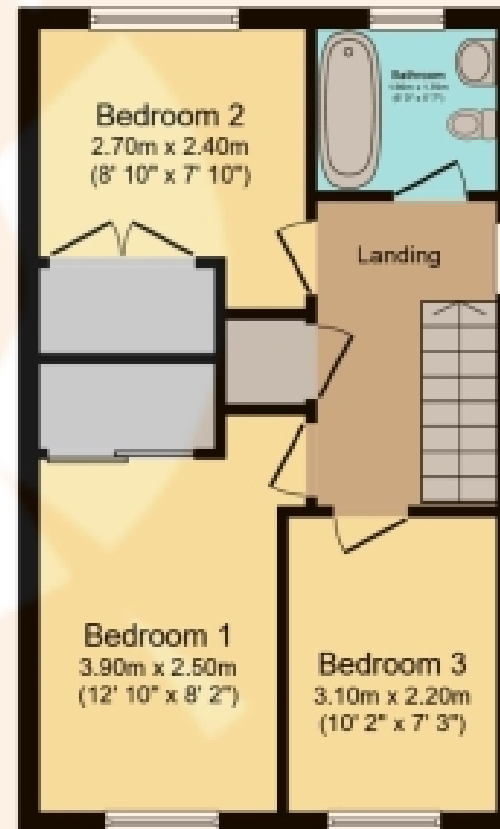
**50 Dennyholm Wynd, Kilbirnie**

**Offers Over £155,000**





**Ground Floor**



**First Floor**

Total floor area 106.1 sq.m. (1,142 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

\* SYMPATHETICALLY EXTENDED, CONTEMPORARY FAMILY HOME IN WALK-IN CONDITION \* MODERN DINING KITCHEN & TWO PUBLIC ROOMS \* EXCELLENT IN-BUILT STORAGE \* 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 Dennyholm Wynd development in Kilbirnie, No.50 is a thoughtfully extended family home presented in true turnkey condition. No stone has been left unturned with the presentation of this property from the outside-in, and just a short drive from a host of amenities and schools it makes for the perfect family home. To the front, the property has been kept fabulously low maintenance with a multicar monobloc driveway and decorative stone chipping section. Entrance is through the bright and welcoming reception hallway, setting the tone for the rest of the home.

The family lounge showcases generous dimensions complimented by neutral décor and oak-effect flooring flowing into the family dining area; a fantastic space for enjoying an evening meal with family. The contemporary dining kitchen sweeps over 6 metres offering plentiful storage & workspace with white gloss wall and base mounted units and an array of quality integrated appliances including a four-ring gas cooker, oven and dishwasher, there's also a delightful breakfast bar island with extra storage, adjacent to the kitchen in an L-shape is an additional sitting room offering flexible accommodation perfect for a home office space.

The ground floor also has its own shower room comprising of walk-in shower cubicle, W.C. and wash hand basin with chic chrome fixtures. Into the upper level are three generous bedrooms with Bedroom One & Two boasting desirable in-built sliding mirrored wardrobes. Completing the property internally is a modern three-piece bathroom with bathtub, W.C. and wash hand basin along with LED mirror. The rear garden is fully enclosed and fabulously low maintenance, with a sociable patio and decking area; it's the perfect space for dining alfresco during the summer months. Nestled within the ever-popular Dennyholm Wynd development in Kilbirnie, No.50 – a thoughtfully extended family home that's presented in true turnkey condition. Every detail has been meticulously attended to, creating a stylish and flexible living space. Conveniently located just a short drive away from an array of amenities and schools, it offers itself as a fantastic family home.

To the front, the property boasts a wonderfully low-maintenance space, featuring a multicar monobloc driveway and an ornamental stone chipping section. Step into the residence through a bright and inviting reception hallway, setting the tone for the entire home. The family lounge, characterised by its generous dimensions, is adorned with neutral décor and oak-effect flooring that seamlessly extends into the family dining area. This space becomes a delightful setting for family meals. Into the contemporary dining kitchen, spanning over 6 meters, offers abundant storage and workspace. Fitted with white gloss wall and base mounted cabinetry, it hosts a suite of quality integrated appliances, including a four-ring gas cooker, oven, and dishwasher. A charming breakfast bar island, with additional storage, graces the kitchen and adjacent is an additional sitting room, forming an L-shaped layout that provides versatile accommodation, ideal for a home office space.

The ground floor is further enriched by its own shower room, featuring a walk-in shower cubicle, W.C., and washbasin with chic chrome fixtures. Ascending to the upper level, discover three generous bedrooms, with Bedroom One and Two boasting coveted in-built sliding mirrored wardrobes. Completing the property internally is a modern three-piece bathroom, complete with a bathtub, W.C., and washbasin, enhanced by an LED mirror. The rear garden, fully enclosed with a low-maintenance design, featuring a sociable patio and decking area-an idyllic space for alfresco dining during the summer months.

This fabulous home benefits from gas-central heating and double-glazing to provide a lovely 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 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. 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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