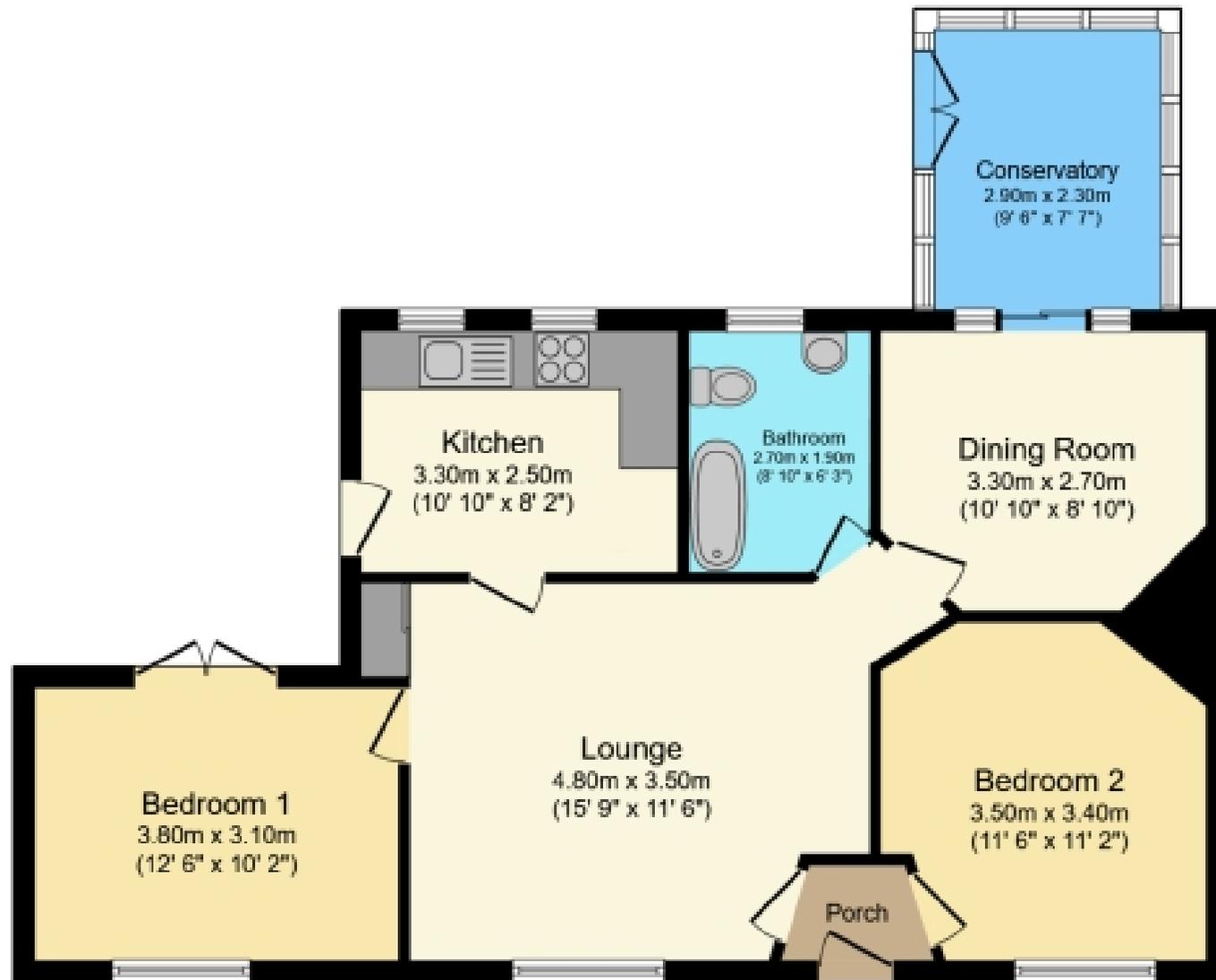




**12 Eastern Crescent, Kilbirnie**

**Offers Over £125,000**





## Floor Plan

Floor area 74.1 sq.m. (798 sq.ft.)

**TOTAL: 74.1 sq.m. (798 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*\* FLEXIBLE ACCOMMODATION / 2 OR 3 BEDROOM SEMI DETACHED BUNGALOW \*\* CHARMING CONSERVATORY \*\* MONOBLOCK DRIVEWAY \*\* View in Person or Online. Please contact your personal estate agents, The Property Boom, for much more information. \*\* HD PROPERTY VIDEO TOUR AVAILABLE \*\***  
Welcome to No. 12 Eastern Crescent, Kilbirnie, a fantastic 2/ 3 bedroom semi detached bungalow in an ever-popular locale offering exceptionally flexible accommodation.

Arriving at the property, you will be instantly impressed with the way it has been maintained externally. There is an extensive private monoblock driveway to the front of the property.

The family lounge has been stylishly decorated with purple tones. It is awash with natural light due to its large window formation. It is generously proportioned, allowing fabulous space for family occasions.

Off the family lounge, you will find a fantastic, spacious kitchen which is contemporary in design. It benefits from quality integrated appliances and stylish splash back tiling. You will also find modern LED lighting which adds a stylish touch to the kitchen.

There is a convenient dining room, which would also be a 3rd bedroom if required, which gives seamless access to the charming suntrap conservatory.

Completing the interior, you will find an ultra-modern family bathroom, which has been immaculately presented with stylish chrome fixtures and fittings.

Externally there's a well-maintained rear garden, which presents an excellent opportunity for dining alfresco on a warm summer's day. It's child and pet friendly being fully enclosed.

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.

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