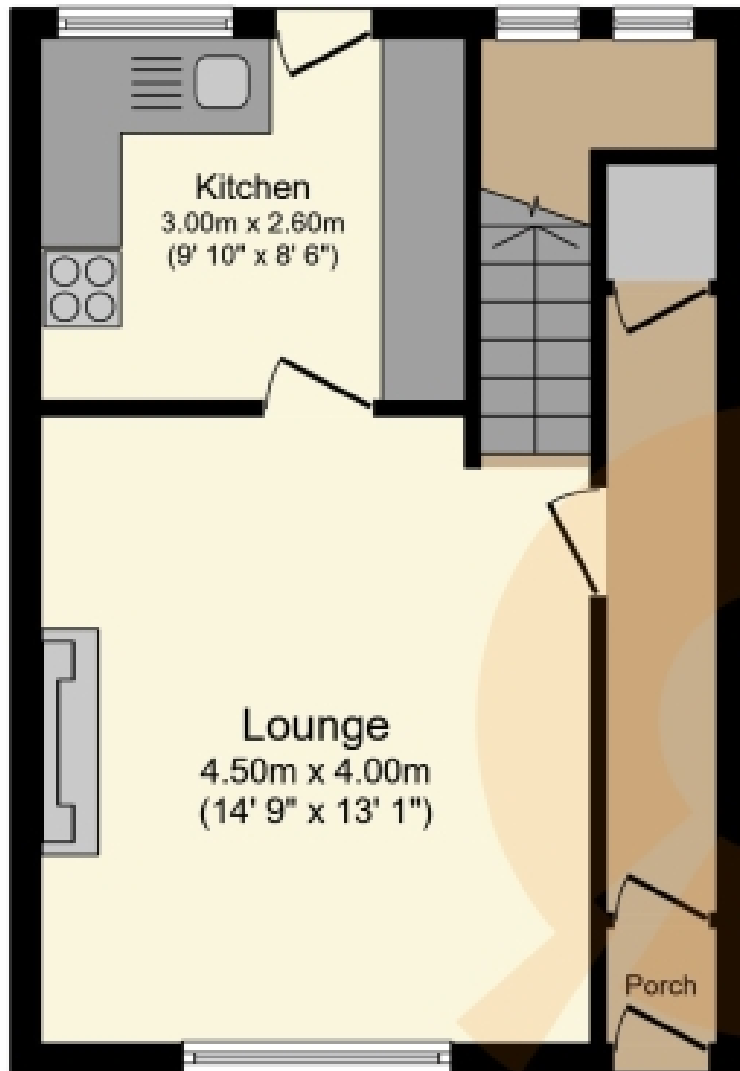




31 Lindsay Avenue, Kilbirnie

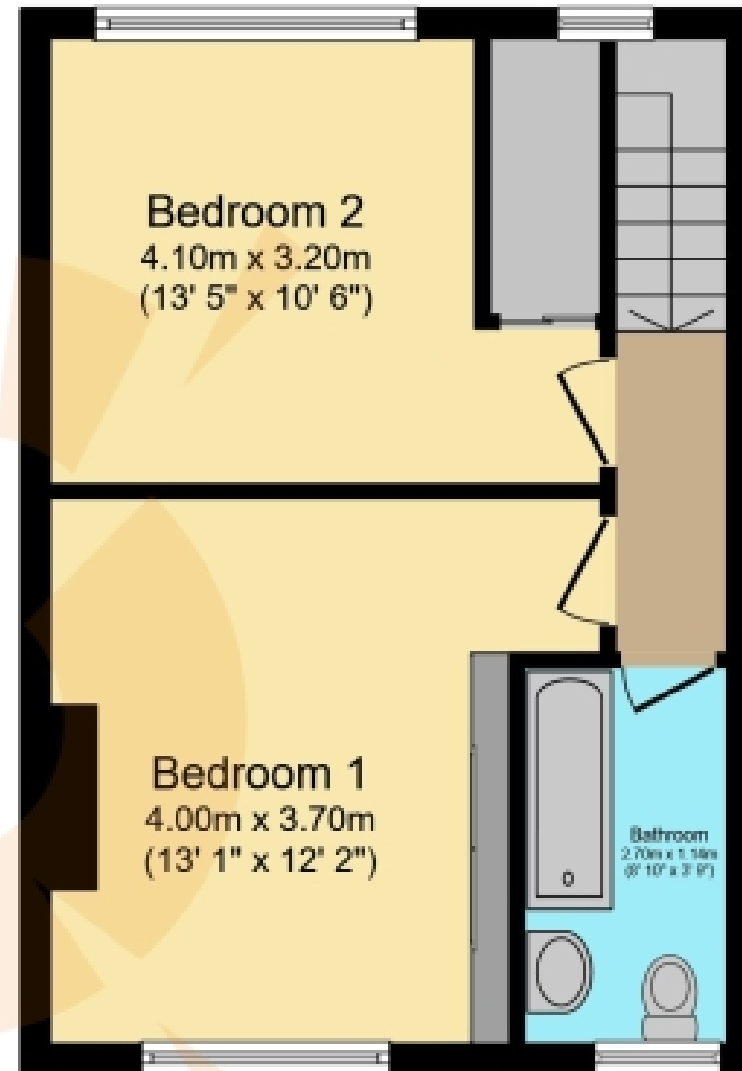
Offers Over £58,000





Ground Floor

Floor area 34.9 m² (376 sq.ft.)



First Floor

Floor area 34.9 m² (376 sq.ft.)

TOTAL: 69.9 m² (752 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

THE PROPERTY

**** IMPRESSIVE CORNER PLOT ** EXTENSIVE GARDEN GROUNDS ** OFF-STREET PARKING AVAILABLE ** FANTASTIC FAMILY HOME ****. Please contact your personal estate agent, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 31 Lindsay Avenue and this spacious end-terraced home, set within the ever-popular Kilbirnie locale. Within walking distance to a host of local amenities, public transport links and schooling, this property is sure to appeal to a wide range of purchasers.

To the front you will find the low maintenance garden comprising of decorative stone chips, and mature shrubbery providing additional privacy.

Entering via the reception hallway, you'll gain access in the first instance to the lounge with impressive dimensions and a focal point fireplace, providing the space with a delightful warmth.

The kitchen is equipped with a range of wall and base mounted units, providing ample storage, and there is plenty of space for free-standing appliances where desired.

The back door opens to an extensive low maintenance garden, complete with decorative stone chips and paving. Ample storage is provided via the garden shed and timber garage, and the greenhouse offers the perfect space for budding gardeners. To the rear, there is also the potential to add off-street parking, subject to relevant planning permissions.

Climbing the staircase to the upper level, you'll find two generously proportioned bedrooms with Bedroom Two featuring in-built storage. Both bedrooms are awash with light, and completing the home is the three-piece bathroom suite comprising of shower-over-bath, w.c. and wash-hand-basin.

Kilbirnie has a host of great local amenities including a health centre and a well-known supermarket. The property is also within the catchment area for Moorpark Primary School and the newly built secondary School, Garnock Community Campus with a 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 ten-minute drive. 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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