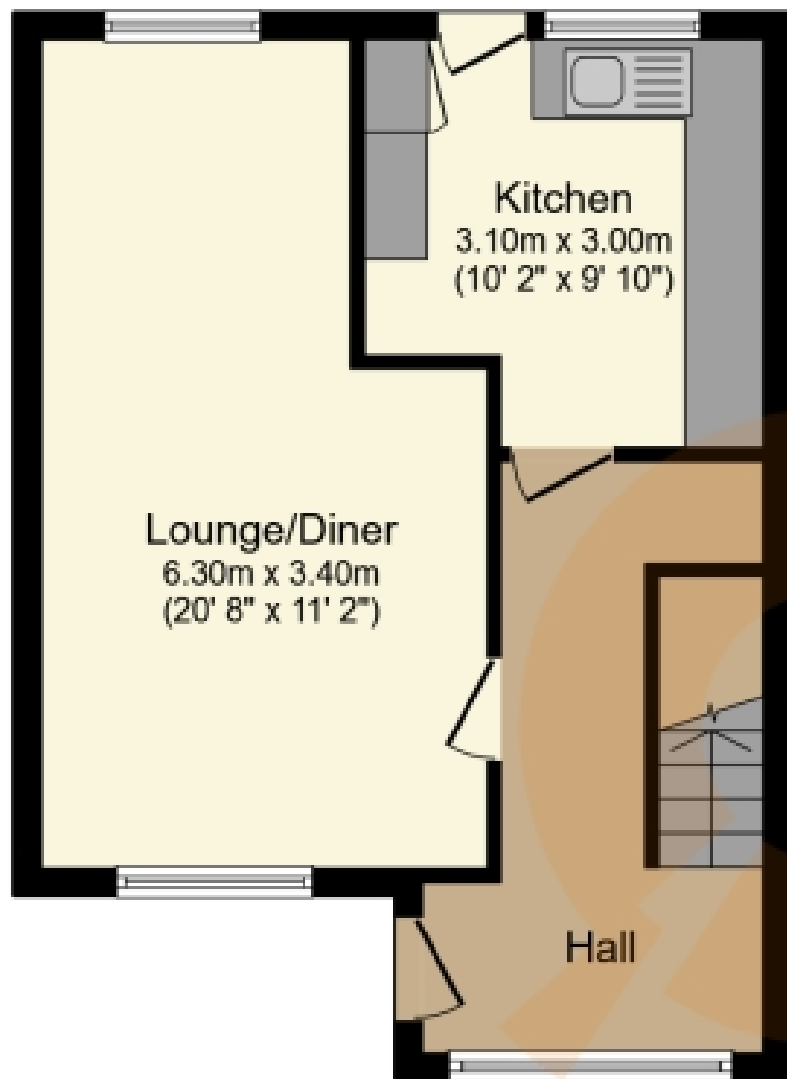




16 Manuel Court, Kilbirnie

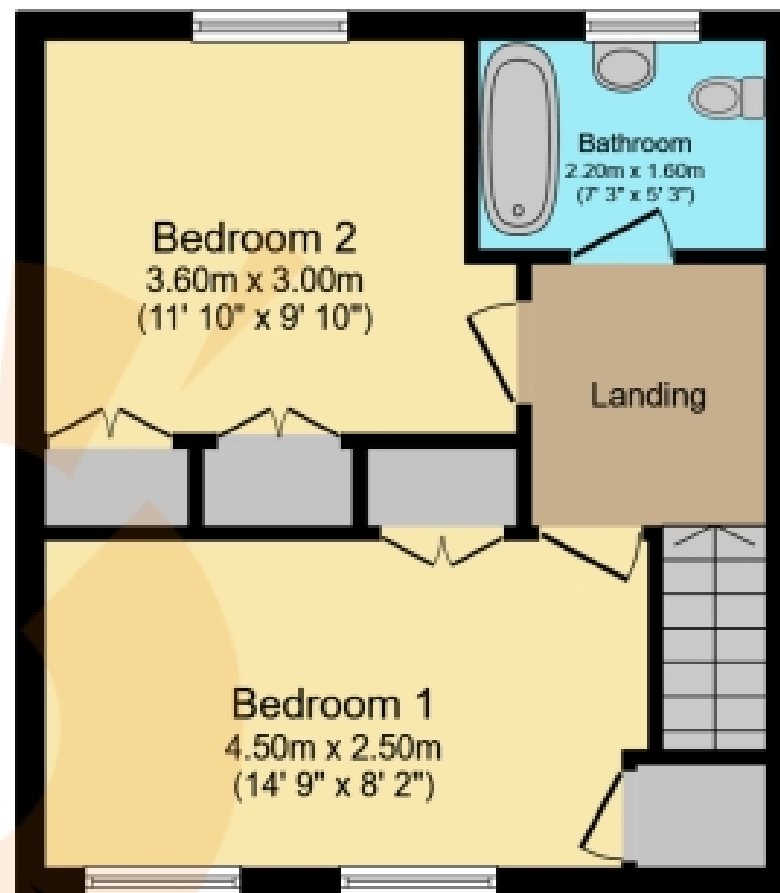
Offers Over £69,995





Ground Floor

Floor area 38.3 sq.m. (412 sq.ft.)



First Floor

Floor area 34.6 sq.m. (373 sq.ft.)

TOTAL: 72.9 sq.m. (785 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

SPACIOUS MID-TERRACE HOME in a highly sought-after locale. This superb FIRST TIME PURCHASE offers spacious accommodation perfect for your needs. HD PROPERTY VIDEO TOUR AVAILABLE. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Discover this wonderful mid-terrace home in the sought-after Kilbirnie locale. Just a short walk from local amenities, transport links, and schools, this property is the ideal family home or perfect for first-time buyers. Don't miss the opportunity to make this charming home your own!

Upon entering, you'll be greeted by an inviting bright reception hallway that leads seamlessly into the family lounge. The lounge boasts generous proportions, providing ample space for both relaxation and dining. The fitted kitchen holds ample storage in the form wall and base mounted units paired with contrasting worktops for an efficient workspace.

On to the upper level are two generously proportioned double bedrooms both boasting excellent in-built storage. Completing the home internally is a fully tiled three-piece bathroom comprising of shower-over-bath with glass screen, W.C. and wash hand basin.

The gardens surrounding the home predominantly feature decorative stone chips and there is double-glazing and gas-central heating throughout which provides each room with 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 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. We would highly recommend an early viewing of this property.

Viewing is 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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