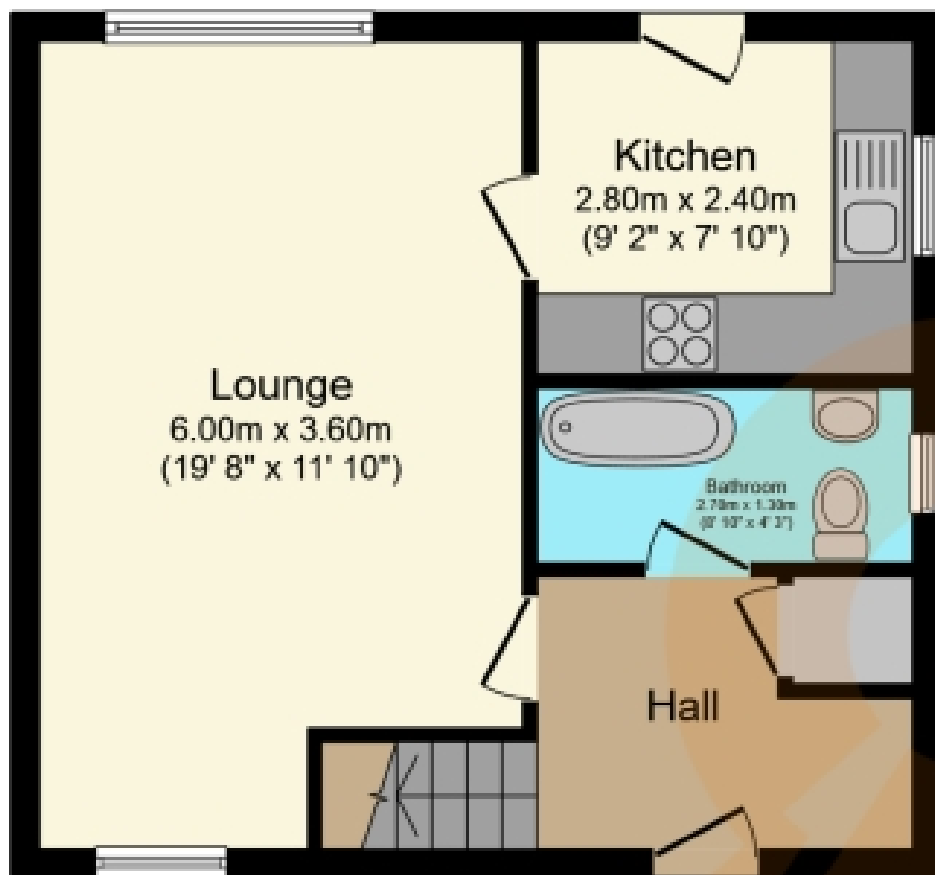




31 Mossend Avenue, Kilbirnie

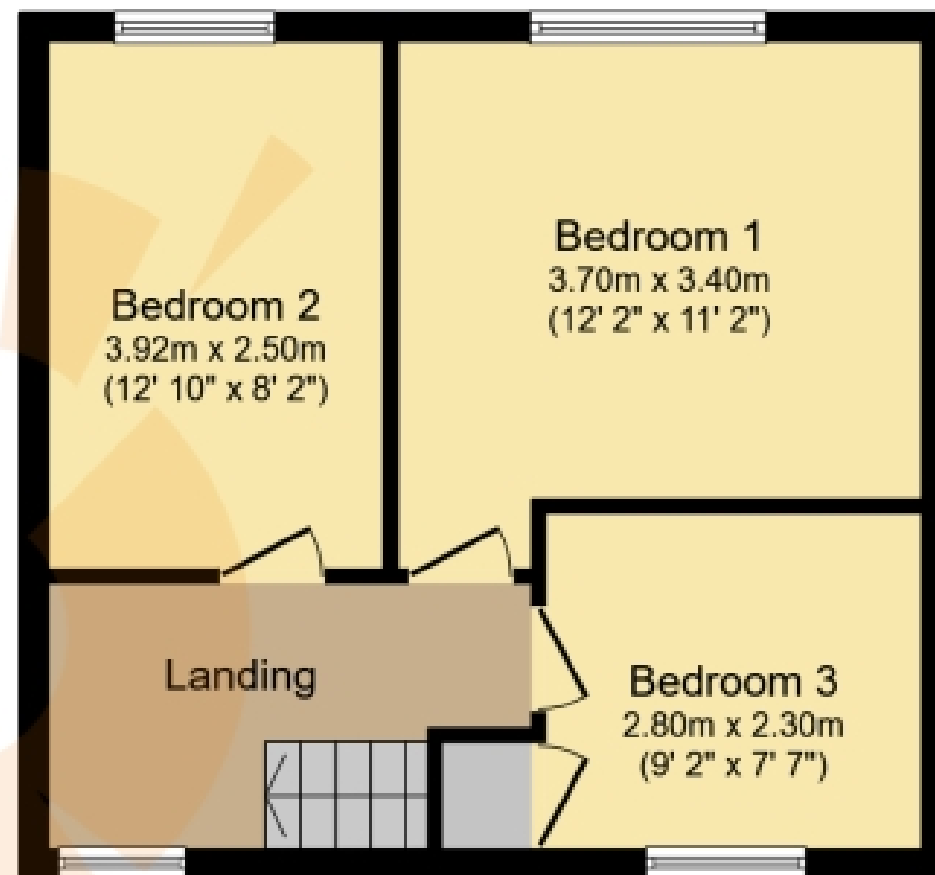
Offers Over £105,000





Ground Floor

Floor area 39.0 sq.m. (420 sq.ft.)



First Floor

Floor area 39.0 sq.m. (420 sq.ft.)

TOTAL: 78.0 sq.m. (839 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

SUBSTANTIAL CORNER PLOT* *IDEAL FAMILY HOME* *MULTICAR DRIVEWAY PARKING* *NEWLY REFURBISHED THROUGHOUT*RECENTLY RE-ROOFED Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 31 Mossend Avenue, a delightful, three-bedroom semi-detached home set in the ever popular Kilbirnie Locale. This fabulous family home has been recently refurbished, is in absolute walk in condition and will surely appeal to a whole host of buyers!

To the front of the property sits a well-maintained garden which is mostly laid to lawn. To the side sits a low maintenance extensive gravel driveway providing masses of off street parking and space for garden sheds/garage.

Upon entering the property, you are greeted with a bright, welcoming entrance hallway. Moving through the property, you will then be led through to the family lounge. The lounge is decorated in neutral grey tones and quality wood effect flooring. There is ample room for dining too, creating the perfect spot for enjoying a meal together. The kitchen sits just off of the lounge and boasts a range of wood effect base and wall cabinetry. The units are paired with dark countertops and white splashbacks for a fashionable and efficient workspace! Integrated appliances include a four-ring gas hob, oven and extractor. Access to the back garden via the kitchen.

Completing the ground floor is the contemporary family bathroom. The bathroom is tastefully presented with grey marbled wet wall and boasts a bathtub with overhead shower, w.c, and wash hand basin.

The top floor of this fantastic property is home to the three bedrooms. Each bedroom boasts excellent dimensions and stylish décor.

To the rear of the property sits a low maintenance garden which is mainly laid with decorative chipping. The patio area provides a sociable spot for al fresco dining or relaxing in the summer months.

Kilbirnie boasts a selection of shops, from supermarkets to local stores, catering to everyday needs. Its location is ideal for those who enjoy the outdoors, with scenic spots like Lochwinnoch just a short drive away. Kilbirnie is well-served by public transport, with frequent buses linking it to neighbouring towns and Glasgow. Additionally, the nearby A737 provides easy access to Glasgow Airport and the wider region, making Kilbirnie a convenient base for both work and leisure.

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.

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www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com