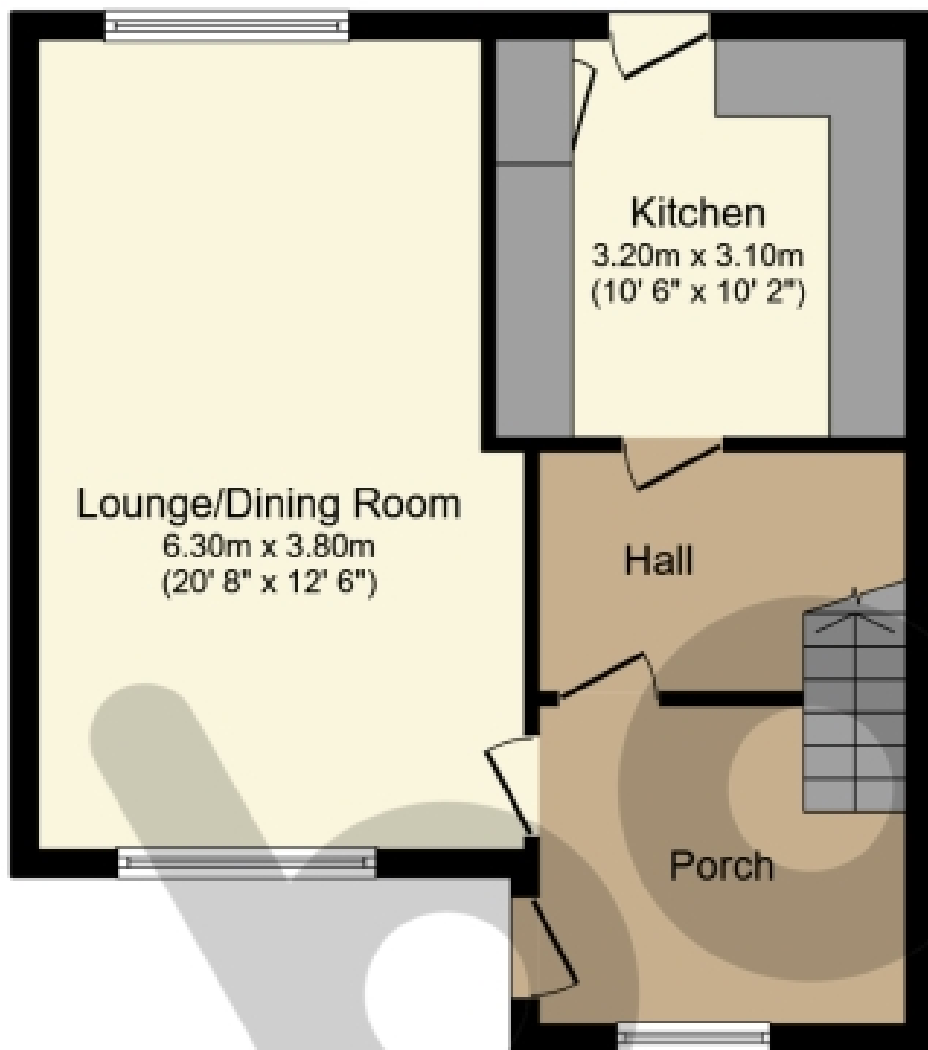




16 Sunderland Court, Kilbirnie

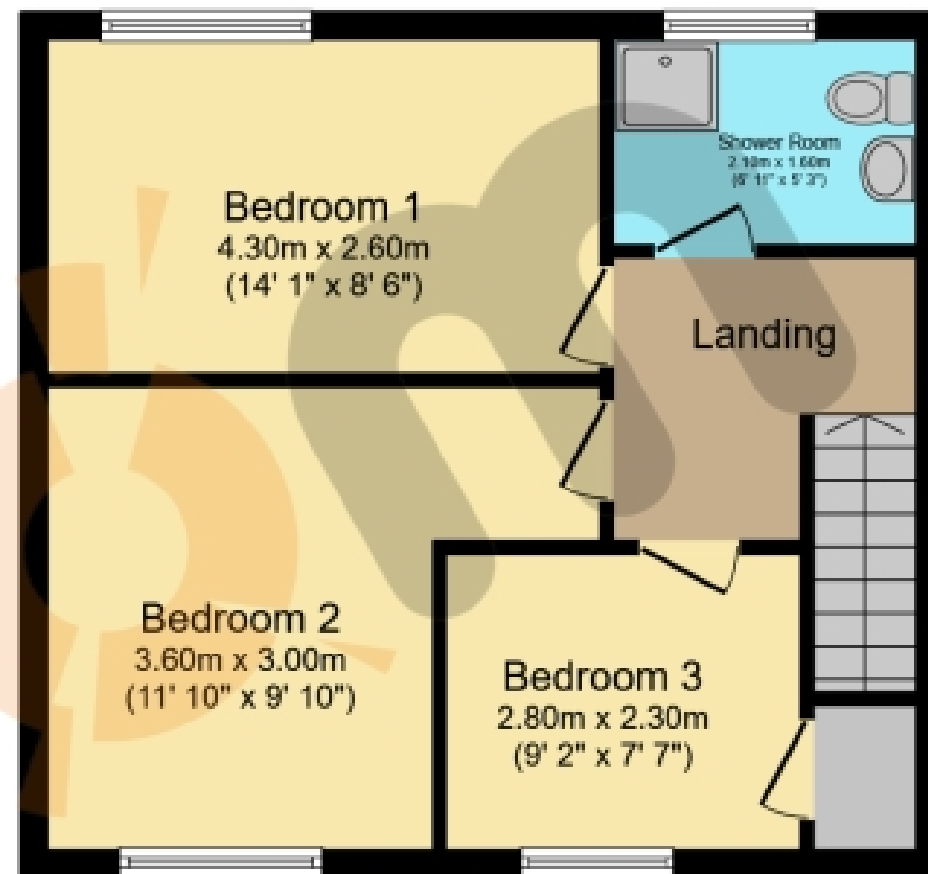
Offers Over £99,995





Ground Floor

Floor area 46.5 m² (500 sq.ft.)



First Floor

Floor area 42.6 m² (458 sq.ft.)

TOTAL: 89.1 m² (959 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

**** RECENTLY RE-ROUGHCASTED ** ROOF RECENTLY REPLACED ** THREE GENEROUSLY PROPORTIONED BEDROOMS ** FANTASTIC FIRST-TIME PURCHASE ** EXCELLENT TRANSPORT LINKS **. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report**

Welcome to No. 16 Sunderland Court and this spacious semi-detached home, offering the ideal opportunity for first-time buyers, growing families, or professionals alike.

Entering the property, you are presented with a welcoming entrance hallway, which seamlessly connects you to the family lounge. The lounge is spacious and has masses of natural light pouring in through the dual aspect window formation. The impressive dimensions within the lounge allow plenty of space for a dining table and chairs.

The kitchen features a host of wall to floor mounted cabinets, providing great storage solutions. There is ample room for free-standing appliances where desired.

On the first floor, you will find three generously proportioned bedrooms. Completing the interior, is a three-piece wet room, comprising of a w.c., wash hand basin and electric shower.

To the rear of the property, is a fully enclosed garden, which has been fully paved, making it ideal for those looking for minimal maintenance. Residents parking can also be found to the rear.

Kilbirnie has a host of great local amenities including the Lochshore development which has transformed Kilbirnie Loch, located within walking distance of the property, to include nature walkways with accessible pathways and The Hub if you fancy a coffee with views over the Loch.

A well-known supermarket is also conveniently close by. 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.

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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.

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