



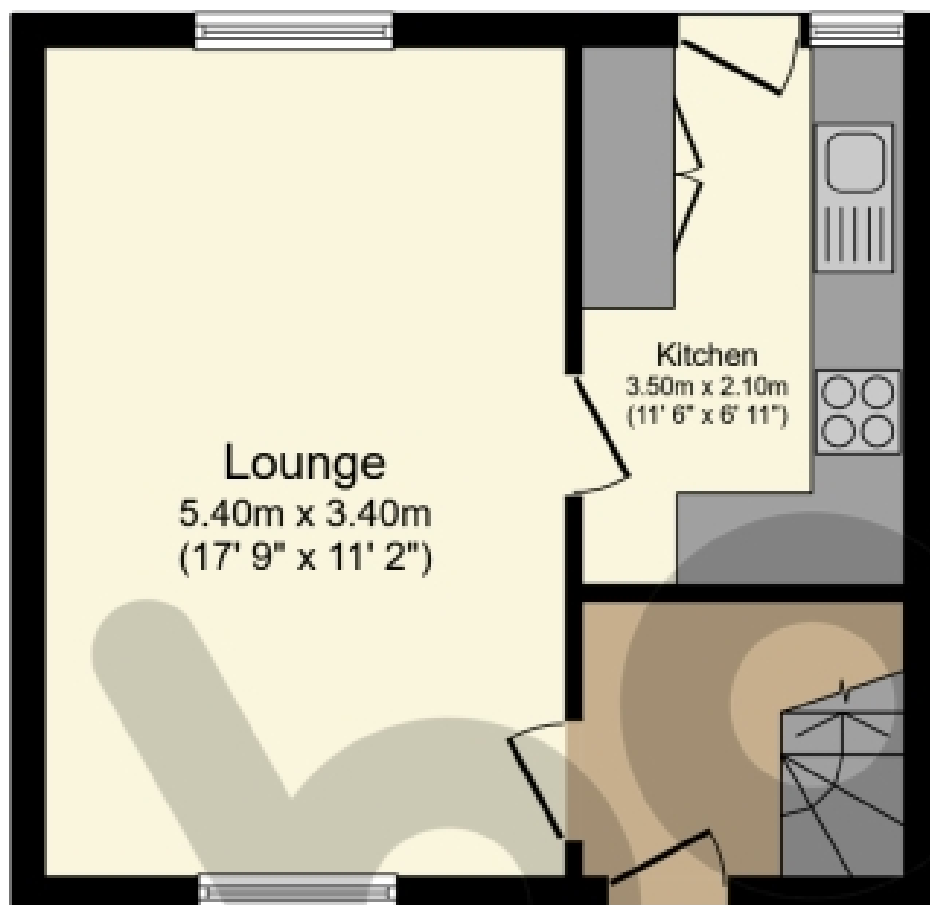
**43 Fudstone Drive, Kilbirnie**

**Offers Over £75,000**



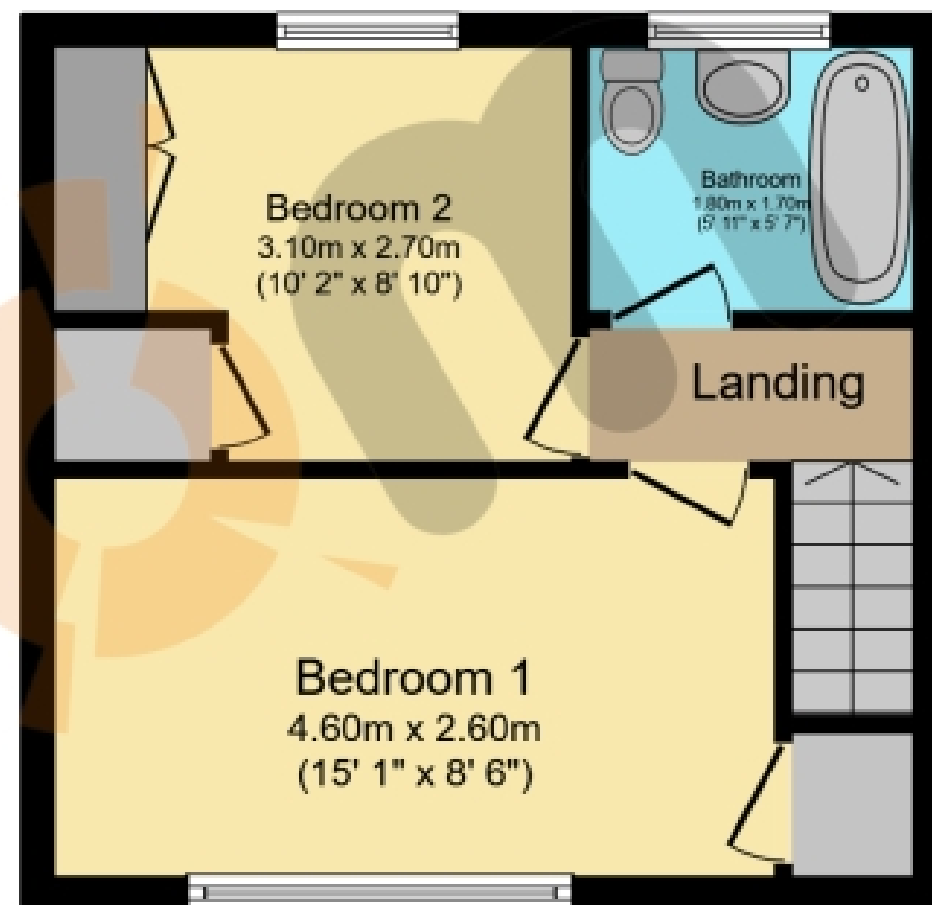






### Ground Floor

Floor area 30.2 sq.m. (326 sq.ft.)



### First Floor

Floor area 30.2 sq.m. (325 sq.ft.)

**Total floor area: 60.5 sq.m. (651 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

**\*IDEAL FIRST TIME PURCHASE OR FAMILY HOME\* \*LOW MAINTENANCE REAR GARDEN\* \*WELL PROPORTIONED THROUGHOUT\* \*RECENT NEW ROOF\*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No.43 Fudstone Drive, a fabulous terraced home located in the ever-popular Kilbirnie area. Offering spacious interiors, ample storage, and low-maintenance gardens, this property is perfect for first-time buyers looking to take their first step onto the property ladder. It would also make for an ideal investment opportunity.

Step through the newly installed PVC door into a bright and welcoming entrance hallway, which leads into the generously proportioned lounge. This inviting space is bathed in natural light from its dual-aspect window formations, while a charming feature fireplace provides a cosy focal point and warmth all year round.

The kitchen is well-appointed, featuring a range of wood-effect base and wall units that offer excellent storage. Complemented by dark granite-effect worktops, the space is both stylish and practical for meal preparation. Integrated appliances include a four-ring electric hob and oven, while there is ample space for additional under-counter or freestanding appliances making this a fully equipped and functional kitchen.

Ascend the carpeted staircase to the upper level, where you'll find two generously sized bedrooms, each enhanced by built-in storage cupboards. Completing this floor is a well-appointed three-piece family bathroom, comprising a WC, wash hand basin, and a bathtub with overhead shower.

Externally, the property boasts an impressive rear garden, predominantly laid with decorative chippings for easy maintenance. This private outdoor space provides a peaceful retreat-ideal for relaxing or entertaining during the warmer months.

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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