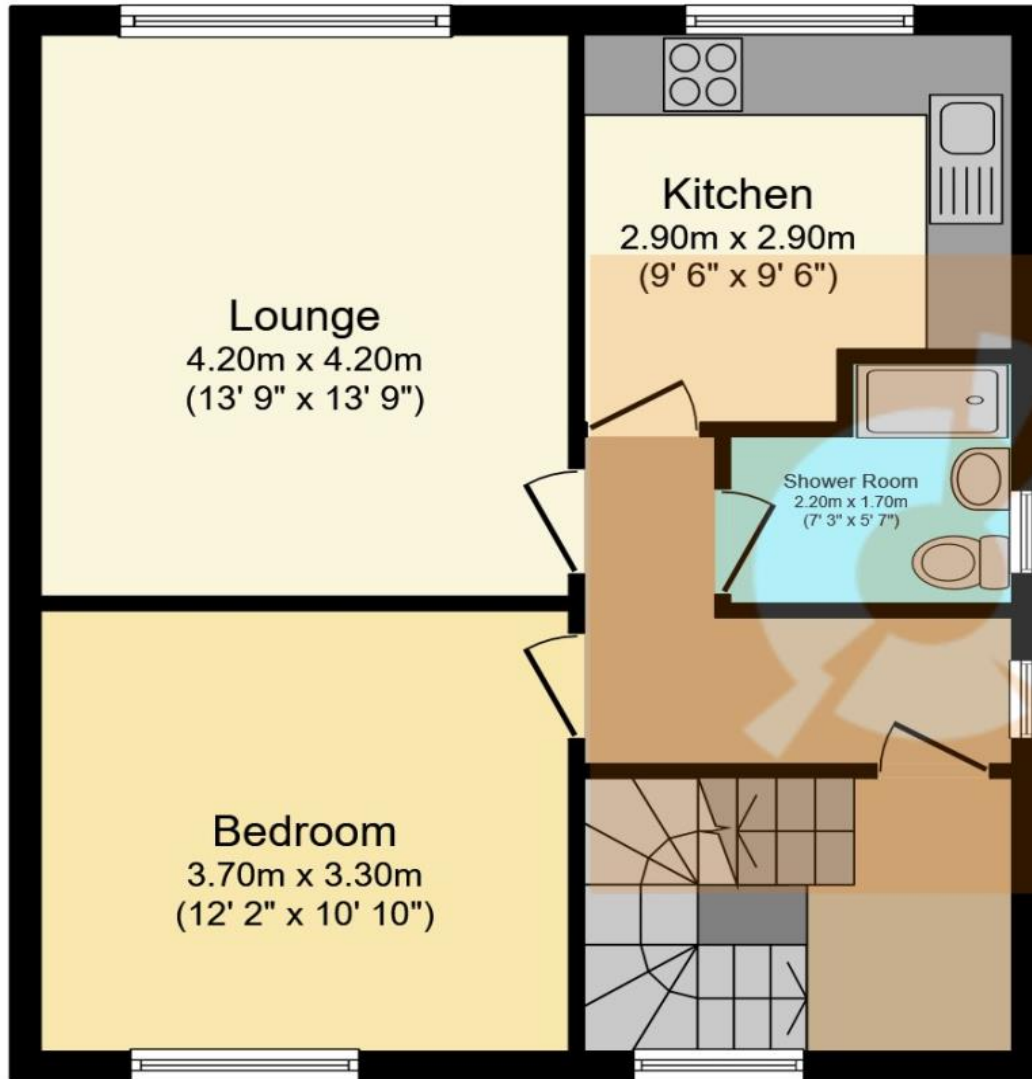




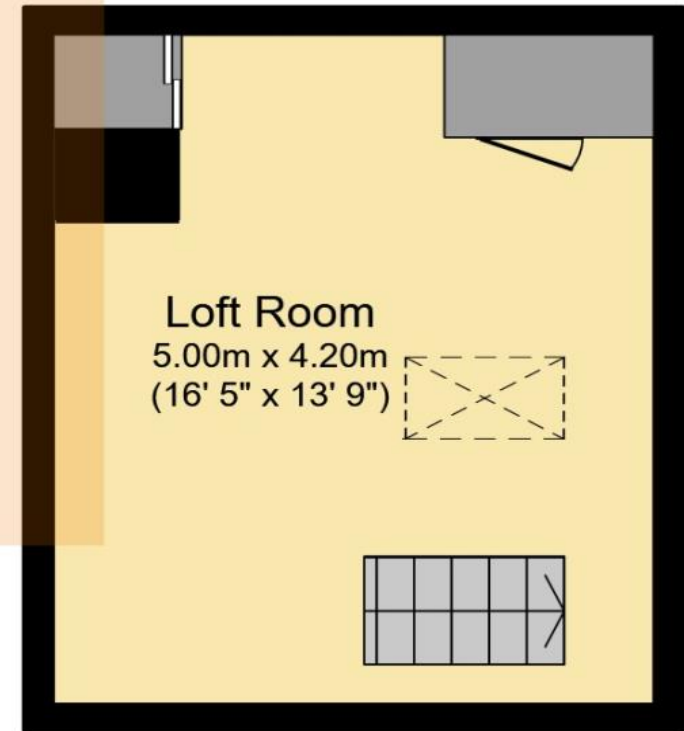
15 Parkhouse Drive, Kilbirnie

Offers Over £38,500





**First Floor**



**Loft Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

A rare opportunity has arisen to purchase a charming first floor apartment with the added benefit of a useful floored loft space and solar panels, offering free electricity plus cashback. Recently re-plastered and painted and being offered to the market with NO ONWARD CHAIN, this property is ideal for a first-time buyer, downsizer, or investment (buy to let) opportunity.

The lounge is awash with natural sunlight coming from the large, double glazed window formation and has been recently re-plastered. The kitchen is with impressive dimensions has been fitted with a range of wall to floor mounted units and contrasting countertops, providing efficient workspace and storage.

The property boasts a large double bedroom which lets in lots of natural light and a pull-down ladder provides access to a substantial floored loft space with a velux window, electricity, heating, and storage, adding another fantastic space with a variety of uses. The recently installed shower room impressive and sleek, combining a three-piece suite with modern wall tiling to create an aesthetically pleasing look.

The rear garden is predominantly laid with gravel, making for easy maintenance. There is a large brick-built garage which provides excellent storage space for indoor/outdoor equipment.

The property further benefits from gas-central heating and double glazing throughout, providing all rooms with a delightful warmth. Externally to the side is a private driveway, providing ample off-road parking.

Ideally located in Kilbirnie, which has a host of great local amenities including a health centre and well-known mini-market which is only a short walk away. 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 10-minute walk away 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.

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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