



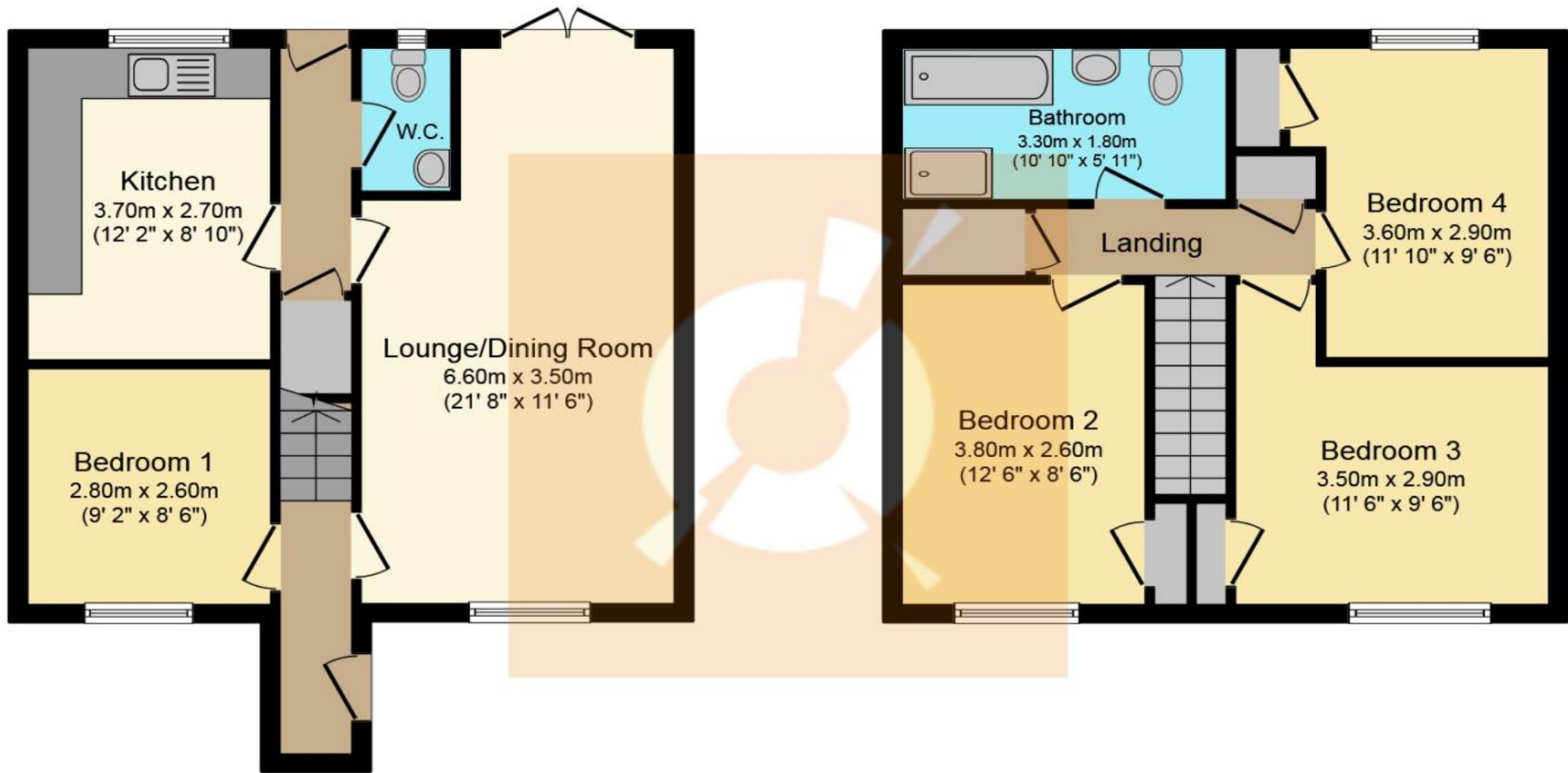
16 Garrallan, Kilwinning

Offers Over £79,995









**Ground Floor**

**First Floor**

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

## THE PROPERTY

If you have been looking for a property with masses of WOW Factor, you have just found it. This outstanding family home is a true credit to the current owners and their attention to detail. It has been extremely well-presented with only the highest quality fixtures and fittings on offer.

The property is accessed from an easily maintained garden with slabbed pathway, leading you via a stylish UPVC door and in turn to the welcoming entrance vestibule.

The fabulously spacious open-plan lounge/dining area contains dual-aspect window formations, flooding the room with natural sunlight. It has been tastefully decorated with contemporary colours and quality flooring leads seamlessly to a designated dining area offering the perfect spot to sit down and enjoy a lovely meal with family and friends.

The superb kitchen has been professionally installed to include a quality range of white high-gloss wall and base mounted units with a contrasting butcher-block effect worksurface, providing a fashionable and efficient workspace. Aesthetic quality flooring provides a lovely clarity to this entire space and is further enhanced by under cabinet task lighting.

French doors in the kitchen lead out to the easily maintained rear garden which is completely enclosed making it a safe and secure environment for children and pets alike. There is a sociable decking area, ideal for outdoor entertaining/dining alfresco. A timber shed provides further storage for indoor/outdoor equipment and an area laid to lawn makes for minimal upkeep.

There is a downstairs w.c. which is so elegant in its' simplicity and to complete the ground floor of this wonderful accommodation is the first bedroom which has been stylishly decorated with warm, neutral tones.

A carpeted staircase with white timber handrail leads you to the upper level of the property comprising of three beautifully presented bedrooms which have all been stylishly decorated throughout.

The substantial family bathroom is simply stunning and completes the accommodation internally, with a four-piece bathroom suite to include a large walk-in shower cubicle, whirlpool bath, w.c. and wash-hand-basin which has been contained within a tasteful vanity unit. Contemporary fixtures and fittings can be found throughout to include waterfall taps and a chrome heated towel rail.

Gas-central heating and double-glazing can be found throughout, providing each room with a lovely warmth.

This fabulous property is perfectly situated to enjoy a host of local amenities and public transport links. Please check The Property Boom website for detailed information on local schooling. The West Coast with beautiful sandy beaches is only 10 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. 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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70 West Regent Street, Glasgow, G2 2QZ

Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)