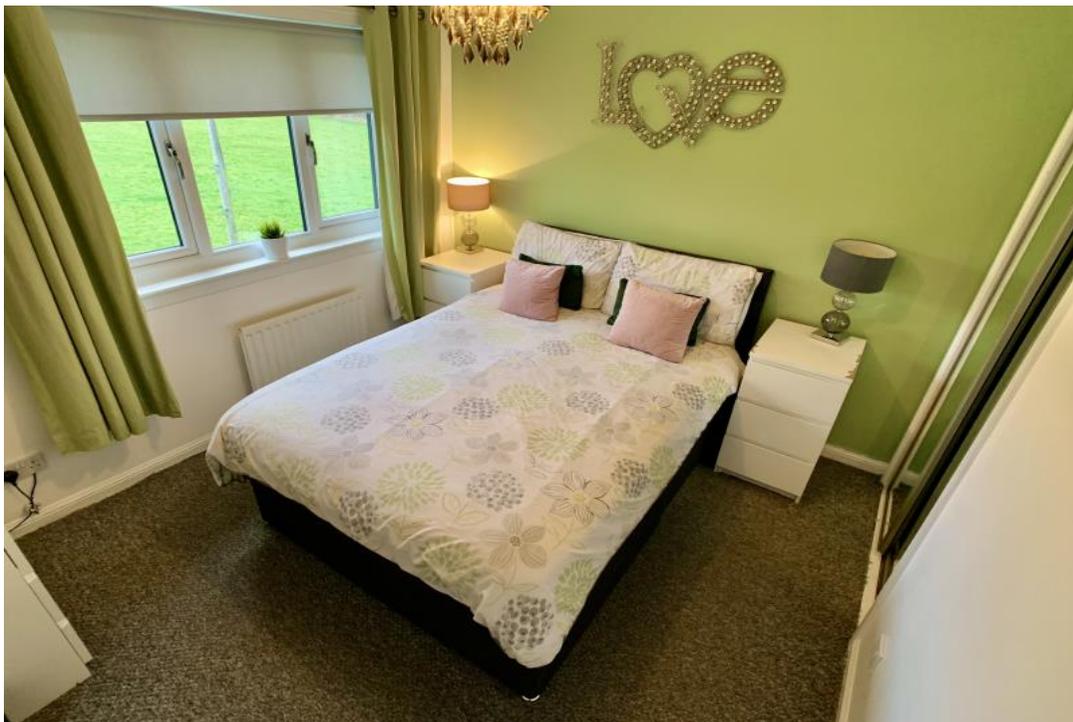
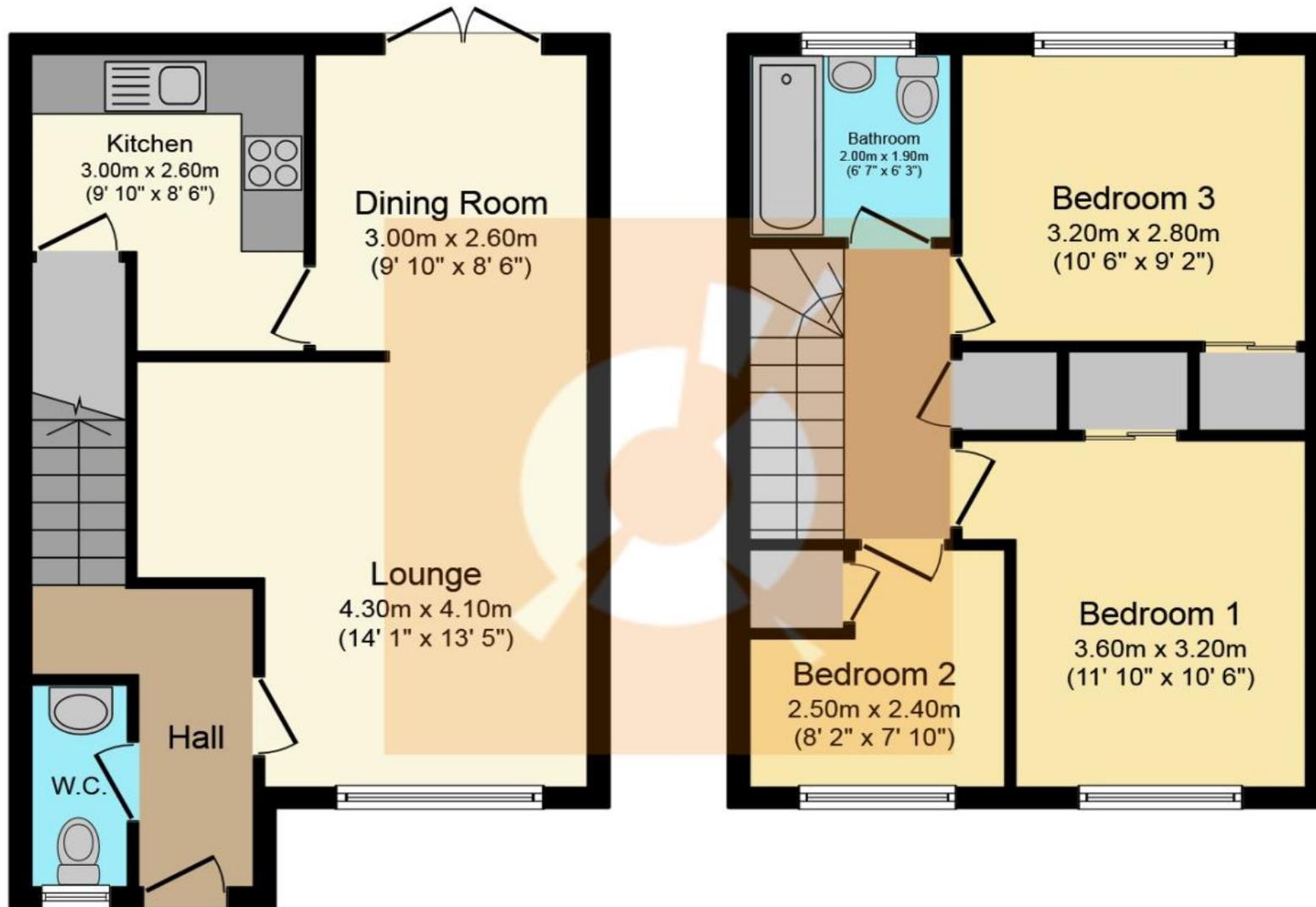




8 Rosebery Court, Kilbirnie

Offers Over £89,500





**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

**\*\*\*OUTSTANDING MID-TERRACE VILLA SET WITHIN EXCLUSIVE KILBIRNIE ESTATE\*\*\*** The Property Boom North Ayrshire are delighted to present to the market this generously proportioned 3-bedroom mid-terrace villa with beautifully landscaped rear garden. **FABULOUS OPEN VIEWS. IN PERSON OR ONLINE VIEWINGS AVAILABLE.** For much more details, please contact your personal estate agents, The Property Boom.

Welcome to No. 8 Rosebery Court and this fabulous family home which is set within a highly sought-after Kilbirnie locale. An early viewing is highly recommended to avoid disappointment as we have no doubt that this property will be extremely popular.

Externally, there is a private allocated parking space and entry to the property is via a stylish UPVC door leading you in the first instance to the warm, welcoming reception hallway. From the moment you walk in, you cannot help but notice the impressive scale of this wonderful accommodation.

The superbly spacious open-plan lounge/dining room features dual-aspect window formations which infuse this entire space with natural daylight. There are feature contemporary wall coverings and tasteful quality flooring leads seamlessly over to the Dining Room, offering the perfect spot to enjoy a lovely home-cooked meal.

Elegant patio doors lead out to the beautifully landscaped rear garden which is fully enclosed, creating a safe and secure environment for children and pets alike. There is a sociable patio area which is ideal for outdoor entertaining/dining alfresco and a large section of gravel makes for minimal upkeep. There is also an outside cold water tap in rear garden.

The family kitchen has been professionally fitted to include a quality range of wall and base mounted units with a striking worksurface, providing a fashionable and efficient workspace. There is a white composite sink with mixer tap and integrated 4-ring electric hob with electric oven/grill which will be included within the sale of this property, making it a fantastic purchase for a first-time buyer or professionals alike. To finish the ground level is the downstairs w.c. which is so elegant in its simplicity.

Access to the upper level is via a carpeted staircase with timber handrail providing access to all apartments on the first floor.

The bright airy family bathroom is partially tiled and contains a three-piece bathroom suite to include a bath with electric shower over, w.c. and wash-hand-basin. Contemporary fixtures and fittings can be found throughout.

To complete this fabulous accommodation internally is three generously proportioned bedrooms which have all been tastefully decorated throughout and further benefit from built-in cupboards, offering excellent storage solutions. From the master bedroom, you can enjoy fabulous open views of the surrounding countryside.

Brand new double-glazing has just been installed to the rear of the property and gas-central heating fills each room with a delightful warmth.

Kilbirnie has a host of great local amenities including a health centre and well-known supermarket. 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.

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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