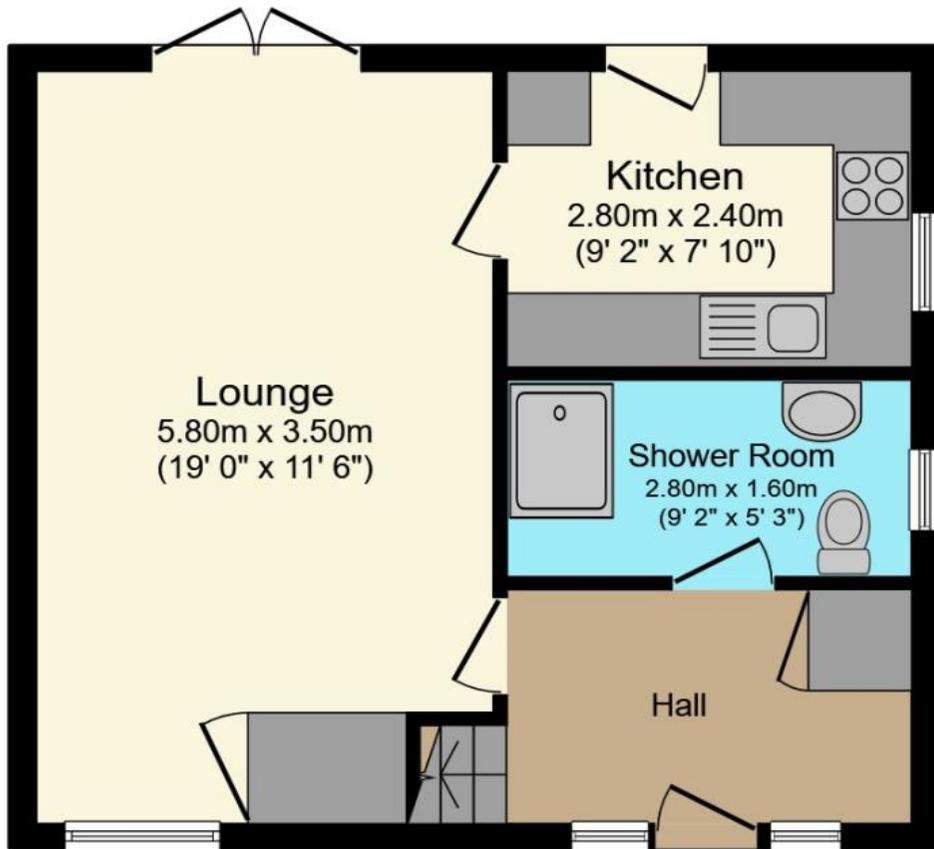




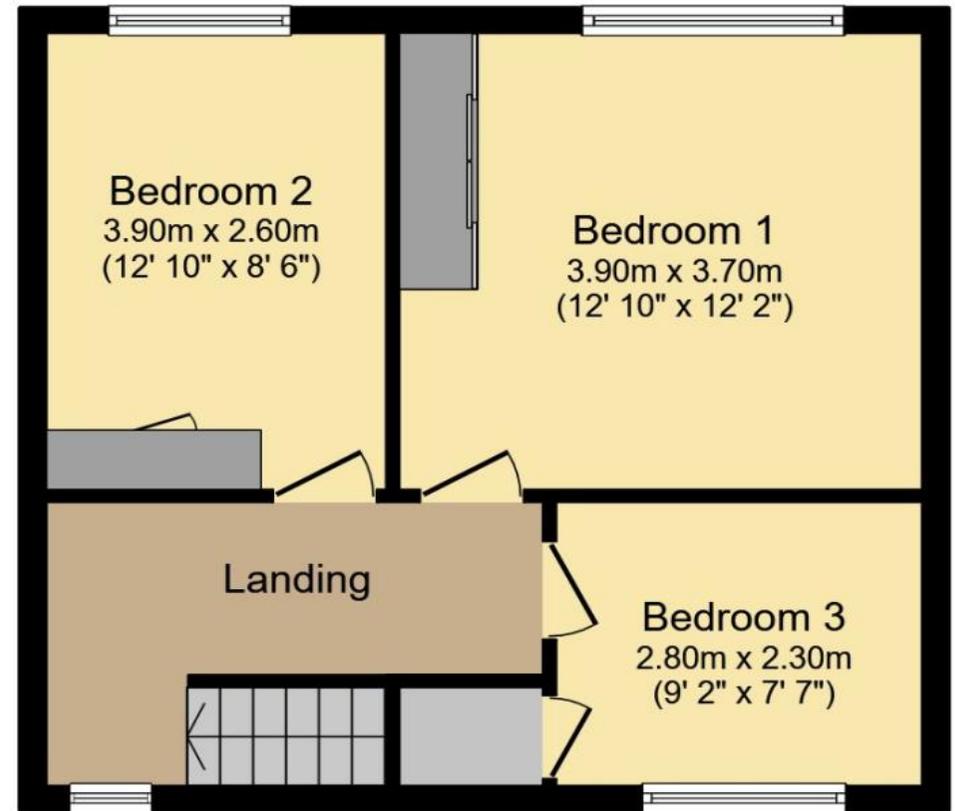
28 Park View, Kilbirnie

Offers Over £80,000





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

Welcome to No. 28 Park View and this fabulously spacious semi-detached home which is sure to appeal to a wide variety of purchasers to include first time buyers and families alike.

Externally the property has a monobloc driveway providing generous off-street parking for multiple cars.

Entrance to the property is via the welcoming hallway and in turn into the sumptuous family lounge. The living area is bright and airy and has been decorated with neutral tones and modern, high quality wood effect flooring. There is also ample space for a dining table and chairs, perfect for a family meal or entertaining guests. Patio doors provide access out to the rear garden providing a seamless transition from indoor to outdoor living.

The well-appointed kitchen has storage in the form of base and wall mounted beech effect units with contrasting countertops providing an efficient workspace. There is an integrated electric 4 ring hob and extractor hood, double oven/grill, dishwasher, and stainless-steel sink with chrome mixer tap. There is further space for a free-standing washing machine and fridge freezer.

The great sized back garden can be further accessed from the kitchen. The garden is made up of a decking area, ideal for outdoor dining in the summer months and a large laid to lawn area, perfect for children and pets. Two timber sheds, one with power, provide plenty of space for outdoor storage.

Completing the ground floor is the newly fitted luxurious shower room which comprises of w.c, wash hand basin within vanity unit, walk in shower with contemporary rainfall shower and glass screen and LED backlit wall mirror. Stylish chrome fixtures and fittings, including heated towel rail, can be found throughout.

Upstairs there are three well-proportioned double bedrooms which have all been decorated with neutral fitted carpets and contemporary wall coverings. All bedrooms include handy in-built storage.

The property further benefits from double glazing and gas central heating provide the home with a lovely warmth all year round.

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 35 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.

www.thepropertyboom.com

70 West Regent Street, Glasgow, G2 2QZ

Tel: 0333 900 9089 / Email: smile@thepropertyboom.com