



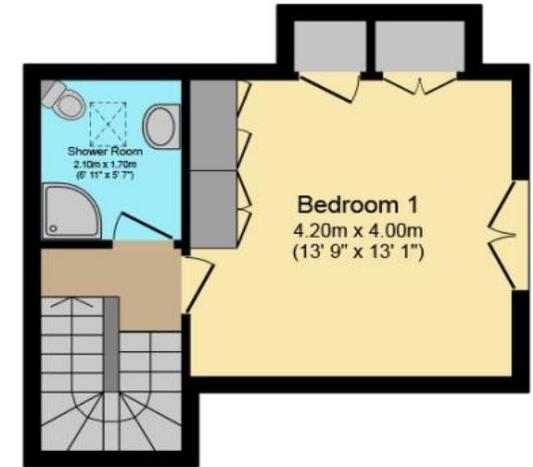
2 Kersland Road, Glengarnock

Offers Over £179,000





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. 2 Kersland Road and this beautifully presented home which offers itself to the market as a fantastic family accommodation for those in search of a characterful property in true walk-in condition. The home is perfectly situated just a short walk from Garnock Community Campus and Glengarnock Train Station with regular rail services which will have you in Glasgow City Centre in less than 30 minutes.

No stone has been left unturned in the presentation of this home from and this is apparent from the outside in. To the front, there is a stone wall lining the property with decorative stone chips and an extensive monobloc driveway runs to the side, providing ample parking for various vehicles. Upon entering you're welcomed in through the bright and airy reception hallway which has been neutrally decorated and is further complimented with excellent storage solutions, provided via three separate built-in cupboards.

The superbly spacious family lounge has been stylishly presented and features charming, exposed brick. This entire space is awash with natural sunlight coming from the sash and case window formations, creating a calm and relaxing atmosphere which can be enjoyed in front of the log burner. Off the lounge and down some steps is a fabulous open plan space which offers fabulous flexible living. The well-appointed kitchen is fitted with an array of white gloss wall and base mounted units paired with black granite worktops, creating a fashionable and efficient workspace.

The kitchen further benefits from a quality four-ring STOVES cooker and integrated fridge freezer. Within the kitchen is ample dining space; perfect for enjoying a meal with family and friends.

Fabulous Bi-Folding doors lead seamlessly to the tranquil back garden allowing you to feel truly connected with your outdoor space.

The pristine family bathroom comprises of a bathtub with handheld shower, shower, W.C., and wash-hand basin. Completing the ground floor are two generously proportioned double bedrooms.

On to the upper level, Bedroom Three is a peaceful sanctuary of a particularly brilliant size boasting excellent built-in storage and a Juliet balcony which overlooks the beautifully landscaped garden space. The bright and airy shower room comprises of a glass screen shower cubicle, W.C., and wash hand basin as well as stylish chrome fixtures and fittings.

The extensive rear garden has been fully landscaped with a section laid to lawn and mature shrubbery. There is sociable patio & decking area which are ideal for outdoor entertaining/dining alfresco and the outbuilding is perfect for storing garden equipment. An extensive monobloc driveway runs down the side of the property, providing ample parking for a number of vehicles.

The property further benefits from gas central heating and double glazing, providing the entire home with a lovely warmth all year round. The stove in the lounge is a DEFRA approved cleanburn wood stove..

Glengarnock has a host of great local closeby, including a health centre and well-known supermarket. The property is also within the catchment area for the newly built Garnock Community Campus which combines nursery, primary and secondary education alongside a 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 literally on the doorstep and a regular train service will have you in Glasgow City Centre in under 30 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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