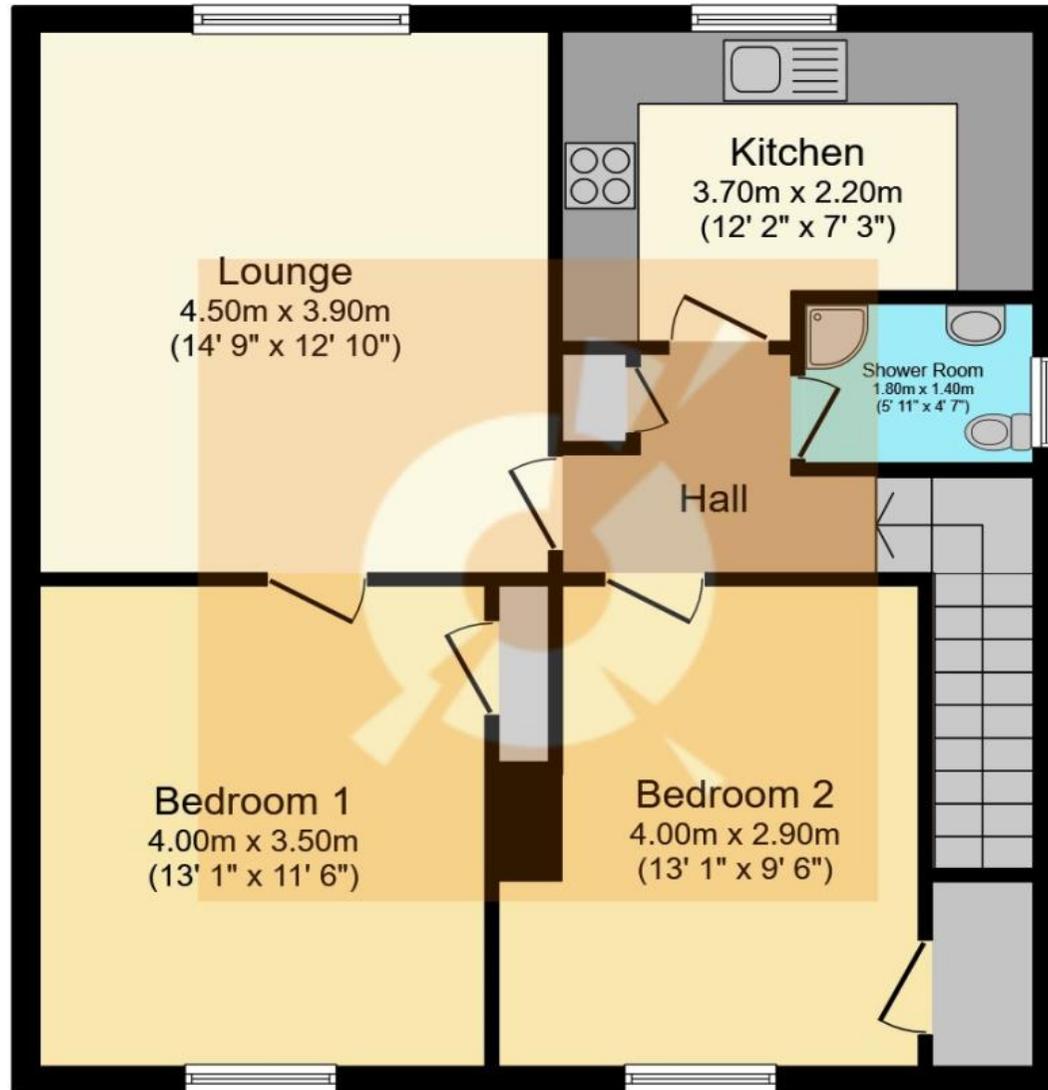




67 Glenriddet Avenue, Kilbirnie

Offers Over £48,000





## Floor Plan

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

## THE PROPERTY

**\*\*FABULOUSLY AFFORDABLE FIRST-TIME PURCHASE\*\*** offering superbly spacious accommodation. View in person or online. Complete with **MULTI CAR DRIVEWAY** and low maintenance gardens. **\*\*HD Property Video Tour Available\*\*** Please contact your personal estate agents, The Property Boom, for much more information.

Welcome to No. 67 Glenriddet Avenue. This fantastic property is ideally situated within walking distance from a host of local amenities, schooling and transport links which offer regular services to Glasgow City Centre.

Access to the home is via its own private door entrance with a staircase leading to the upper level. You are welcomed in through the reception hallway which provides access to most rooms within the home. The family lounge offers generous proportions and is further complimented with an abundance of natural sunlight coming from a large, double-glazed window formation and there is a focal point fireplace for added warmth.

The well-appointed kitchen houses an array of wall and base mounted units, providing ample storage. Appliances include a standalone electric cooker, washing machine, fridge and freezer which will all be included within the sale, making this an excellent purchase for a first-time purchaser or professionals alike.

Off the kitchen is a bright and airy fully tiled shower room, comprising of a walk-in shower cubicle, W.C. and wash hand basin. Completing the property internally are two generously proportioned double bedrooms with both bedrooms boasting excellent built-in storage.

Externally, there is a multi-car driveway and to the rear there is an easily maintained communal drying green. The apartment also has its own private section of garden, which is made up of decorative gravel, patio area and a timber shed for outdoor storage.

The property further benefits from gas central heating and double glazing, providing 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 40 minutes. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away.

We would highly recommend an early viewing of this property as we have no doubt it will be extremely popular. 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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