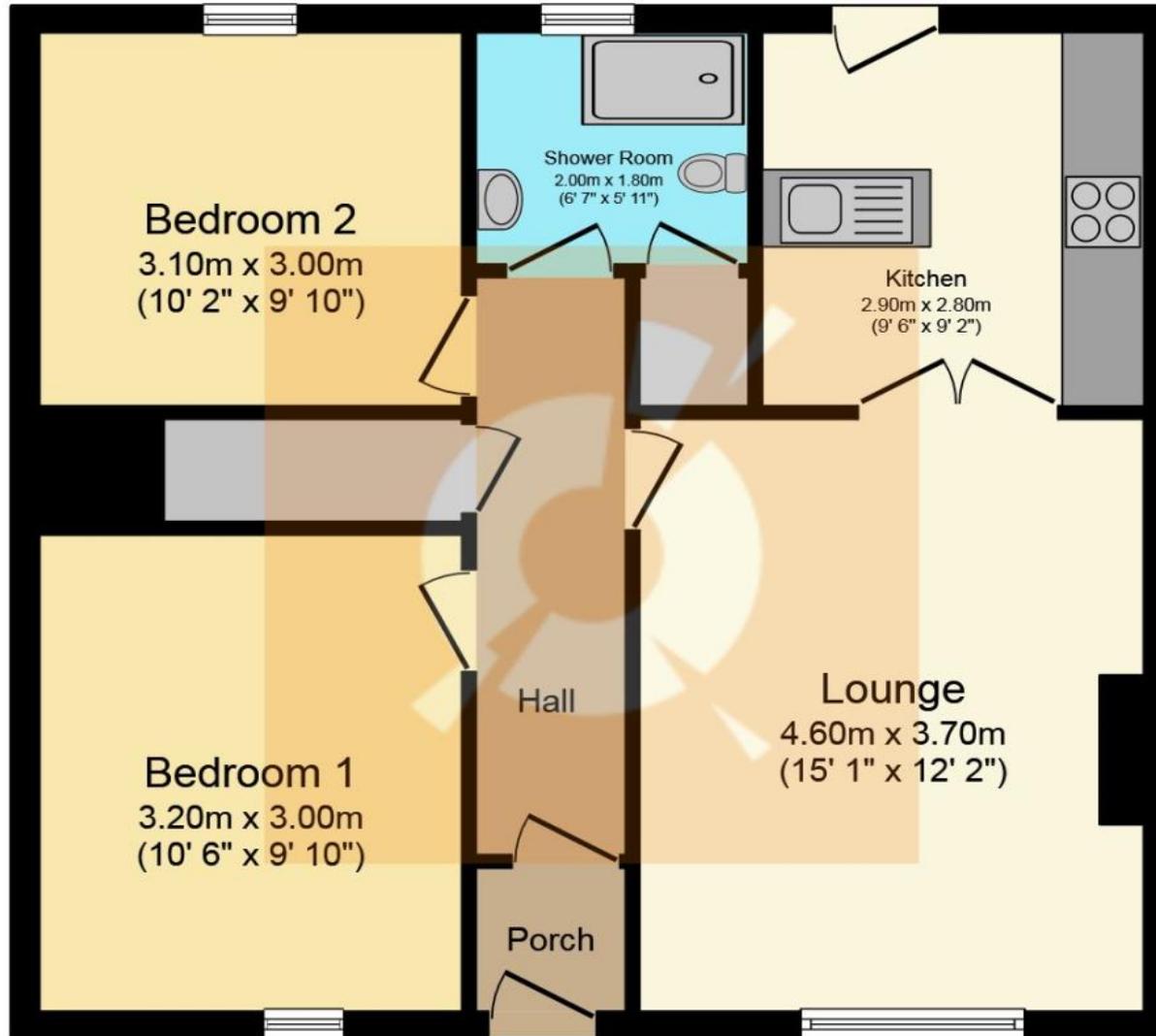




62 Western Crescent, Kilbirnie

Offers Over £49,995





Floor Plan

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

THE PROPERTY

SPACIOUS two-bedroom ground floor apartment. Neutrally decorated throughout. ****EXCELLENT FIRST TIME PURCHASE / BUY-TO-LET INVESTMENT**** Within walking distance to a host of local amenities. View in Person or Online. Please contact your personal estate agents, The Property Boom, for much more information.

Welcome to No 62 Western Crescent. This fantastically affordable, two-bedroom apartment is ideally situated within the ever-popular Western Crescent and is just a short walk to a host of great local amenities. The property is neutrally decorated throughout and presents a fantastic purchase for first time buyers, investors, and professionals alike.

Externally, there is a shared monobloc driveway, offering ample off-street parking. Access to the property is via a tasteful UPVC door and you are first welcomed into the warm and inviting reception hallway, which provides access to all rooms within the apartment. The superbly spacious family lounge is flooded with natural sunlight thanks to the double-glazed window formations. The alcoves with feature spotlights add a modern touch and chic French doors lead through to the kitchen.

The fitted kitchen benefits from an array of wall and base mounted cabinetry along with integrated appliances to include a 4-ring gas hob, electric oven, extractor hood and fridge freezer. A UPVC door provides convenient access to the communal rear garden.

The property further benefits from two double bedrooms which are generous in size and also feature the same, ever-stylish, neutral décor. Completing the accommodation internally is the three-piece shower suite which is contemporary in style, with monochromatic wall and floor tiles, w.c, wash-hand basin, and large walk-in cubicle with glass screen.

Communal gardens are present to both the front and rear. These are laid primarily to lawn with areas of patio, providing a low maintenance setting to relax and enjoy the Scottish sun.

Gas central heating and double glazing are present throughout 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.

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 are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OR FACT OR FORM PART OF ANY OFFER OR CONTRACT

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