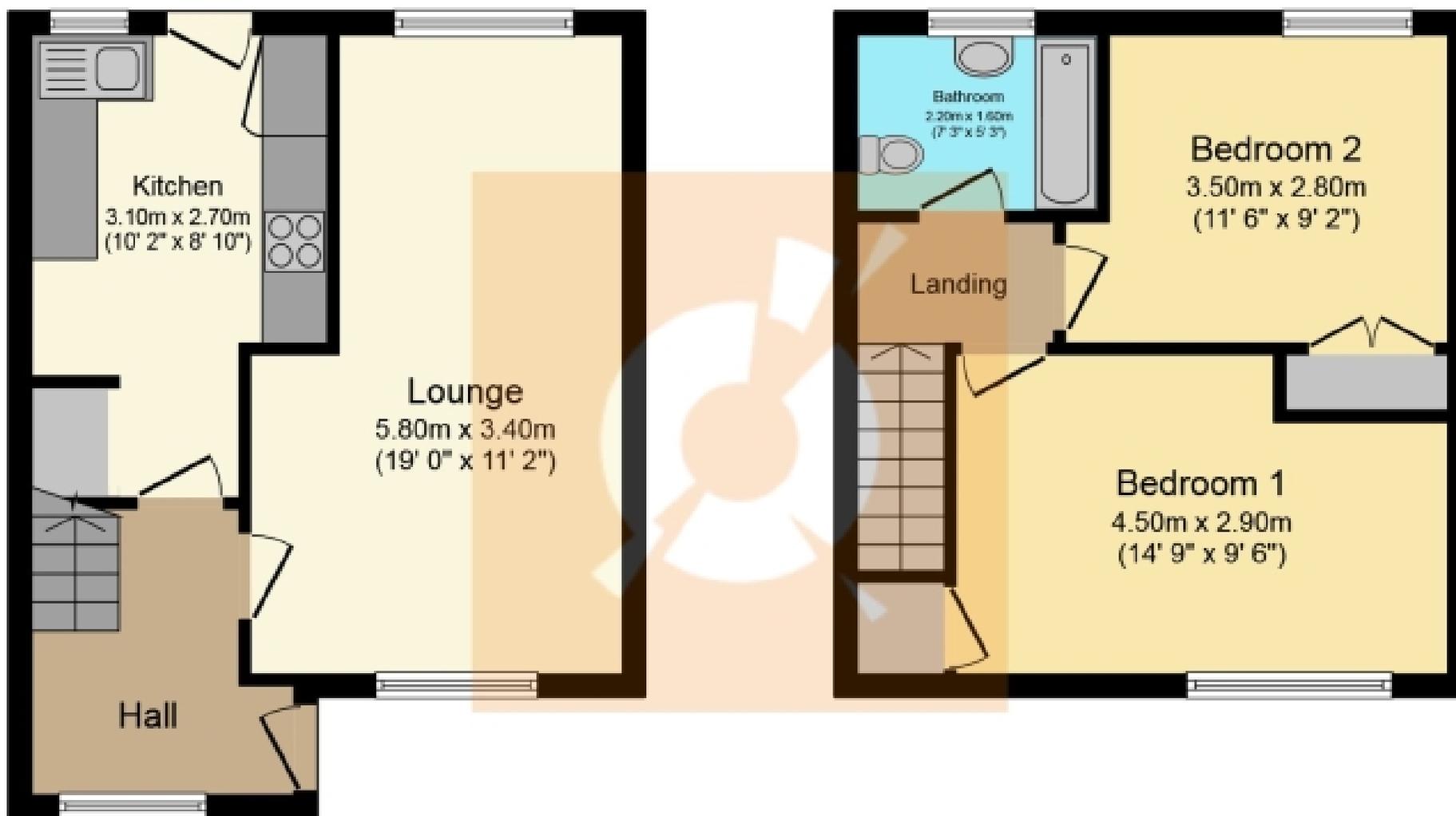




**6 Paduff Place, Kilbirnie**

**Offers Over £79,995**





**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 6 Paduff Place. This property has been brought to the market in fabulous condition, benefitting from recent internal decoration and occupying a desirable end-terraced position. It's within close proximity to both schools and a host of local amenities, making this an ideal home for both families and first-time buyers alike.

To the front of the home is a well-maintained, low maintenance garden featuring both patio and chipped areas. The homes opportune end-terrace position allows ample room to the side for a chipped driveway, offering flexible parking options for 2-3 cars. Into the home we are greeted into the inviting reception hallway which provides access to all rooms on the ground level. The walls have been styled in a neutral toned grey and warm, wood effect flooring is featured which flows through to the lounge.

The lounge itself is spacious in size with ample dining space and contemporary wall coverings. This twinned with the dual aspect, double-glazed window units provide the room with a bright and airy feel – creating the ideal space for the whole family to relax and enjoy.

The modern fitted kitchen features an array of wall and base storage units which are paired with dark granite effect worktops and splashback to create a not only functional but fashionable workspace. Quality integrated appliances include ceramic 4 ring hob, oven, extractor hood, stainless-steel sink and there is space for a standalone fridge freezer and washing machine. Access to the upper level is via a carpeted stairway with white timber handrail. On this level there are two generously proportioned and neutrally decorated bedrooms. Completing the internal accommodation is the three-piece family bathroom which comprises of w.c, hand-wash basin and bath with shower overhead and glass shower screen.

To the rear the property has an extensive garden with a handy timber storage shed present. This has been laid mainly with low-maintenance chips but features a patio area – ideal for socialising and enjoying the summer sun. The property further benefits from double-glazing and gas central heating throughout, providing all rooms with a delightful warmth.

Paduff Place is within a short walking distance to both Moorfoot and St Bridget's Primary Schools and is 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.

Kilbirnie has a host of great local amenities including a health centre and well-known supermarket, which is around a 5-minute walk away from the property. 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 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](http://www.thepropertyboom.com)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)