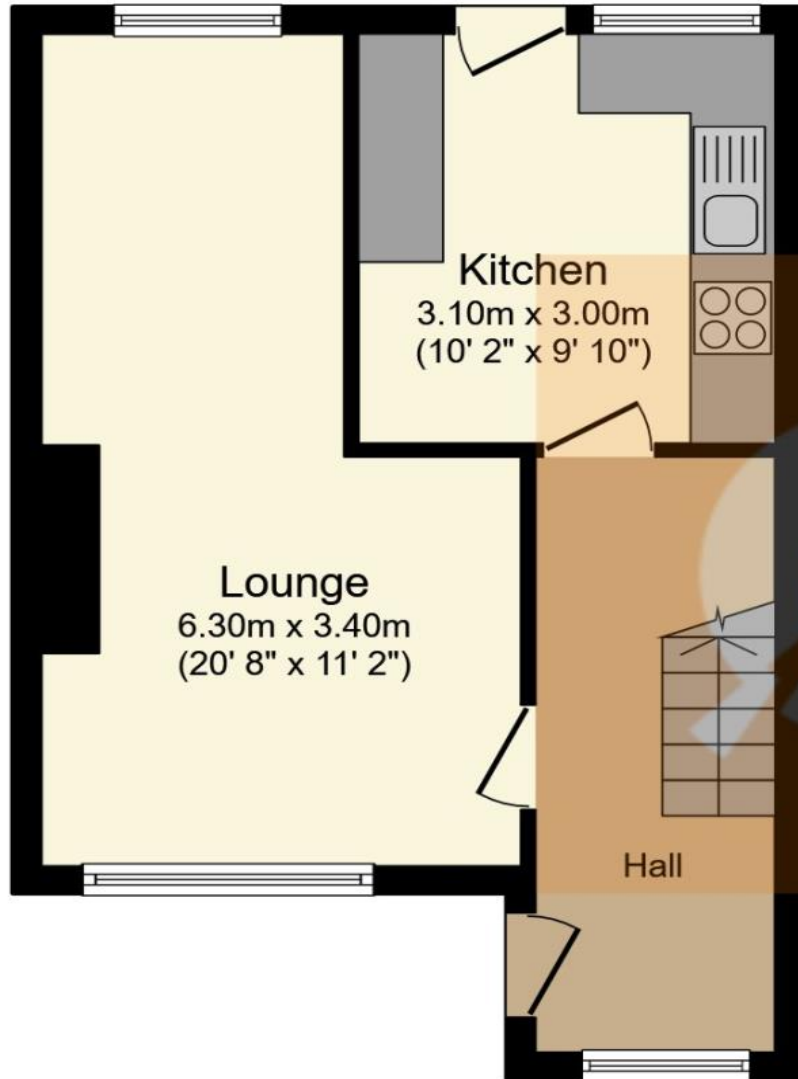




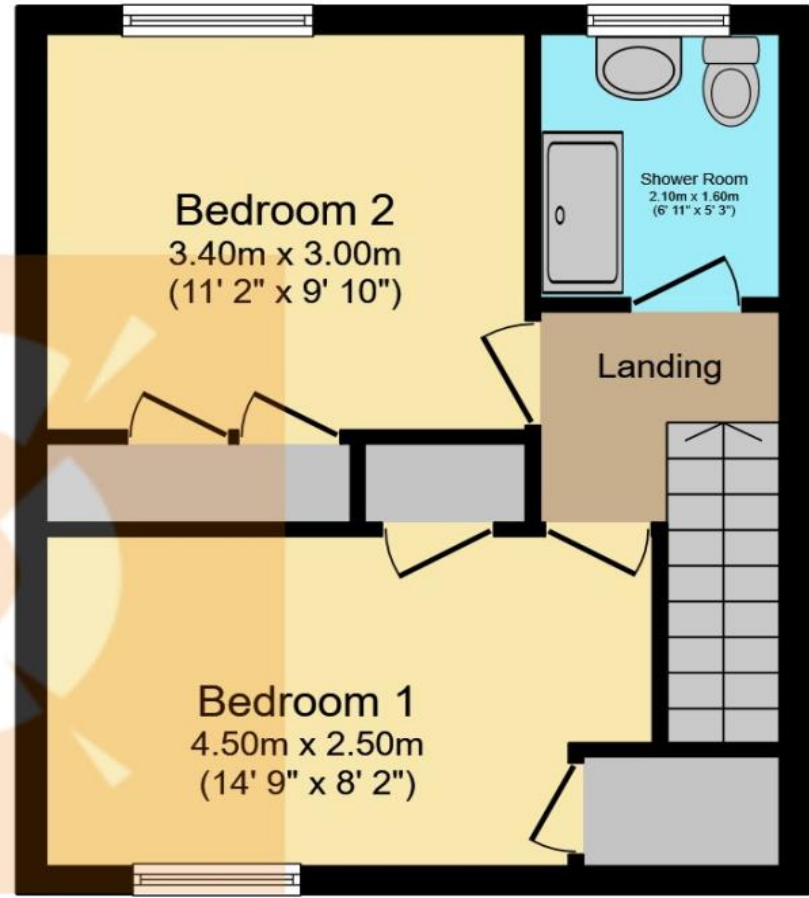
32 Sunderland Court, Kilbirnie

Offers Over £69,000





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

Sought-after end terrace home set within popular Kilbirnie locale. **LOW MAINTENANCE GARDENS TO FRONT & REAR. View in Person or Online. ***STEP INSIDE WITH OUR HD PROPERTY VIDEO TOUR***.** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 32 Sunderland Court and this fabulously affordable, sought-after end terrace home set within a popular Kilbirnie locale, just a short drive from a host of great local amenities. This property is sure to appeal to a wide range of purchasers to include first-time buyers, families, and investors alike.

Externally to the front is the easily maintained garden which comprises predominantly of decorative stone chips with a slabbed pathway leading to the front door. Upon entering the welcoming reception hallway, you quickly notice the space that this seldom available home has to offer.

The family lounge is strikingly spacious and is engulfed with natural sunlight thanks to the dual aspect window formations. The bright and airy kitchen offers ample storage via a range of wall to floor mounted units and granite-effect counter tops. Integrated appliances include a stainless-steel sink with chrome mixer tap and drainer, 4-ring gas hob, electric oven/grill, and extractor hood. There is plumbing in place for a washing machine and further space for a free-standing fridge freezer.

The kitchen offers access out to the substantial rear garden which consists of a large section of decorative stone chips and a sociable patio area, ideal for outdoor entertaining/dining alfresco. The garden is fully enclosed, creating a safe and secure environment for children and pets alike, and the timber shed is perfect for storing garden equipment.

Climbing the staircase to the upper level, you'll find two generously proportioned double bedrooms which offer excellent storage via in-built cupboards/wardrobes. Completing the accommodation is the shower room which comprises of a walk-in shower stall, w.c. and wash-hand-basin.

The property further benefits from gas-central heating and double glazing, providing each room with a delightful warmth.

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 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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