



Largs Road, Kilbirnie, Ayrshire, KA25

Offers Over £259,995





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THE PROPERTY

Welcome to 'Broomhill' at no. 4 Largs Road. Set within one of Kilbirnie's most sought after addresses, this beautifully presented home comes to the market in true walk-in condition. The home has been carefully renovated throughout, with tasteful décor and a host of modern luxuries, whilst still retaining its charming traditional features. First impressions are everything, and that is clear at Broomhill. A manicured front lawn with decorative planting and shrubbery is framed with a monoblocked, multicar driveway offering plentiful parking solutions for the entire family.

Following through the front door we are welcomed into the reception hallway, where impressive dimensions and high ceilings and decorative corning help to create a truly awe-inspiring space. Quality, wood effect flooring is introduced here and flows cohesively throughout the downstairs accommodation. The sumptuous family lounge is generous in size allowing for a variety of furniture configurations. A host of charming traditional features are present throughout including cast iron radiators, intricate corning and ceiling rows which hold an opulent chandelier and ornate fireplace with gas fire. Across the hall is the formal dining room, styled with the same neutral and tasteful décor. This room could be easily utilised as a games room, additional bedroom or however you see fit.

The kitchen has been renovated in an ultra-modern style with an array of soft toned, wall and base units which are complimented by soft under counter lighting. Also featured is a desirable island unit, with under counter stool space offering flexible dining options. Butcherblock style worktops are paired with white subway tiled surrounds and contrasting, cool toned floor tiles to create not only an efficient but fashionable workspace. A host of high-specification, quality appliances are integrated including fridge/freezer, double oven/grill, five ring gas hob, extractor cooker hood, dishwasher and Belfast sink. A pristine four-piece family bathroom features uber cool grey flooring and tile effect wet wall. The bathroom comprises w.c, countertop wash-hand basin, walk-in shower enclosure with glass screen and bath featuring waterfall, chrome taps. Completing the downstairs accommodation is an additional, contemporary shower room with calming toned floor and wall tiles and is comprised of w.c, countertop wash -hand basin and walk-in shower enclosure with chrome, sliding door frame.

A traditional staircase provides access to the upper level, fitted with an elegant stair-runner and classic wrought iron balustrades, where the remainder of the Bedrooms can be found. Bedrooms One and Two both feature handsome bay window formations, allowing for a beautiful stream of natural light. Bedroom One also features wall-to-wall, in-built wardrobes offering masses of storage solutions. Completing the internal accommodation is the Study which lend itself well as a home office or convenient fourth bedroom.

The rear gardens are extensive in size with sprawling, uninterrupted countryside views. Both lawned and chipped sections are featured as well as a sociable decking area ideal for relaxing and entertaining friends. A fantastic additional feature of the garden is the luxurious, outdoor hot tub with timber surrounds, covered roof and curtains for added privacy. 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 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 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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