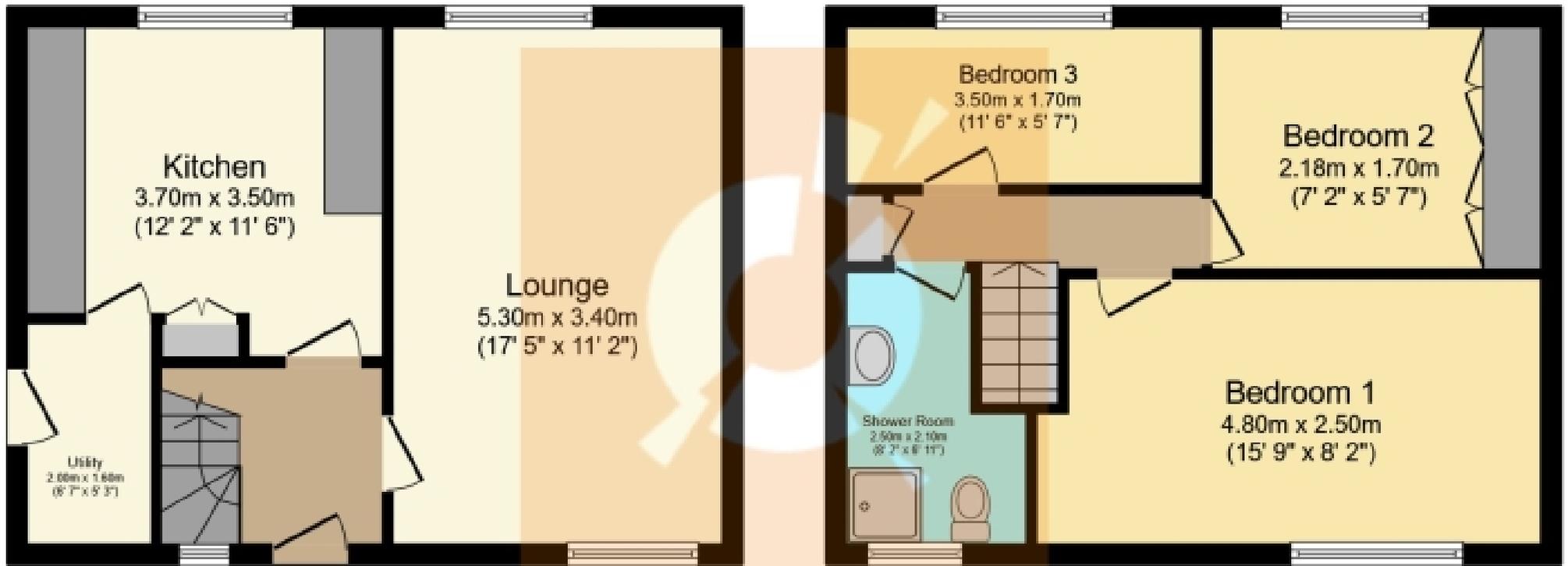




Pundeavon Avenue, Kilbirnie

Offers Over £89,995





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. 16 Pundeavon Avenue and this seldom available, three-bedroom semi-detached home set within a popular Kilbirnie locale, just a short walk to a host of excellent local amenities. This substantial home is sure to appeal to a wide range of purchasers to include first-time buyers, growing families or professionals alike.

Externally, the property sits on an impressive corner plot in a quiet cul-de-sac location and to the front is a low maintenance garden comprising predominantly of decorative stone chips. To the side is an extensive multi-car driveway leading to detached garage, providing safe off-street parking for a number of vehicles and the property can be accessed via the front or side door. Upon entering the welcoming reception hallway and in turn to the family lounge, you will quickly realise the impressive scale of this wonderful accommodation. The superbly spacious lounge is awash with natural sunlight thanks to the dual aspect window formations and offers plenty of space for a range of freestanding furniture configurations. The kitchen also holds impressive dimensions and ample storage within a range of wall to floor mounted units and contrasting worksurfaces. The designated dining area is the perfect spot to enjoy a home-cooked meal with family, and off the kitchen is a utility-style space which currently houses the fridge freezer and provides direct access to the rear garden. The low maintenance rear garden is predominantly laid to lawn with drying green, decorative stone chips and a substantial detached garage offering excellent storage solutions. Climbing the staircase to the upper level you will find three generously proportioned bedrooms and completing the accommodation internally is the shower room comprising of walk-in shower enclosure, w.c. and wash-hand-basin.

Gas-central heating and double glazing provides a delightful warmth throughout. Although the property does require an element of modernization, it has been lovingly maintained over the years and with its impressive dimensions both outside and in, is sure to make a fantastic family home.

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 OR FACT OR FORM PART OF ANY OFFER OR CONTRACT.

www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com