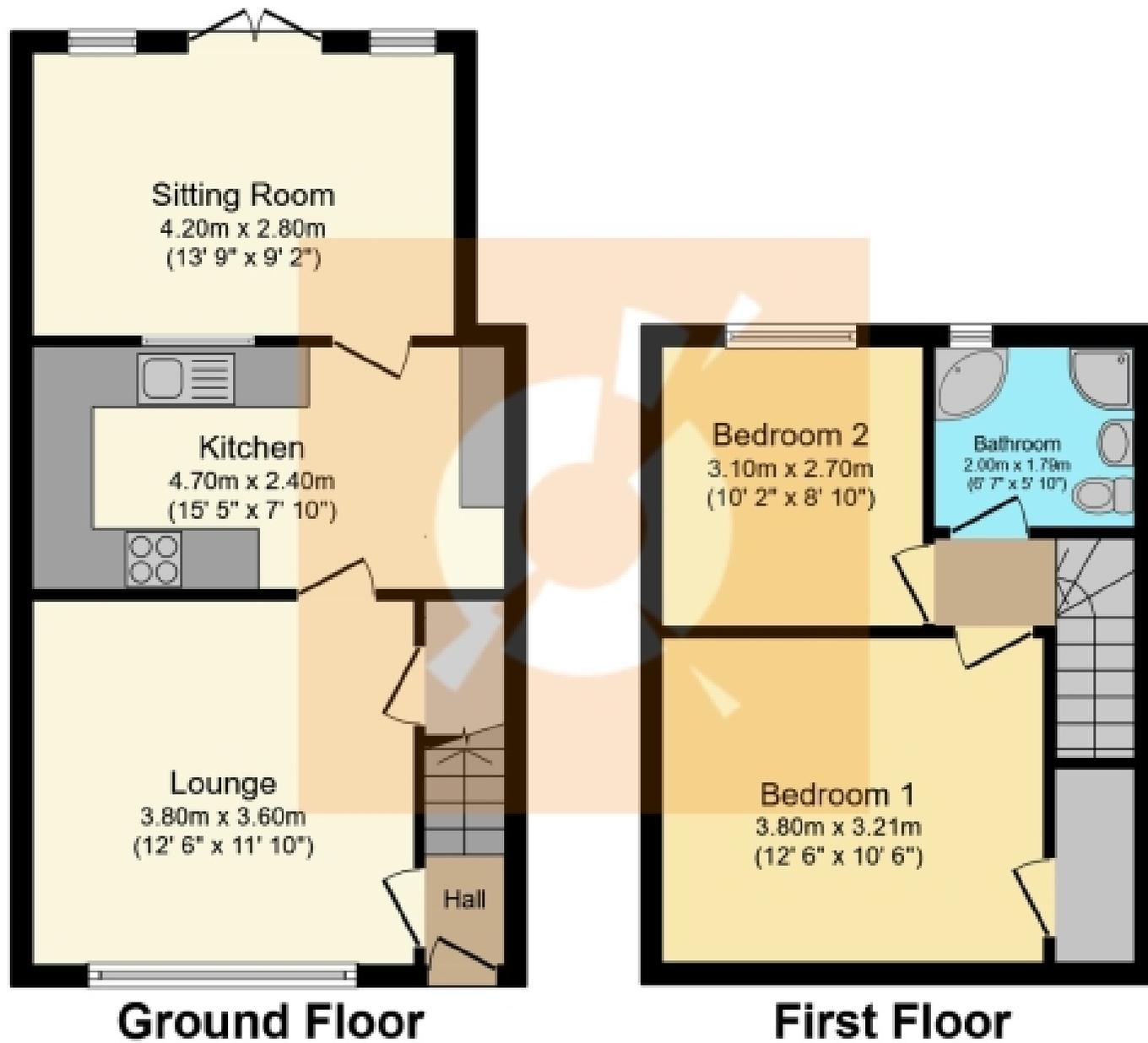




**Central Avenue, Kilbirnie**

**Offers Over £89,995**





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

## THE PROPERTY

Welcome to No. 33 Central Avenue and this recently extended home which is situated within the ever-popular Kilbirnie locale and offers spacious and stylish accommodation. The terraced home is within walking distance from a host of local amenities, schools and excellent transport links which offer regular services to Glasgow City Centre.

To the front of the home is a monobloc driveway leading to the front entrance. You are welcomed through the reception hallway which leads you in the first instance to the lounge. The family lounge boasts impressive dimensions which are further complimented with neutral décor and quality laminate flooring alongside an abundance of sunlight. The contemporary fitted kitchen holds an array of white gloss wall and base mounted units paired with contrasting countertops, offering a stylish and efficient workspace. Integrated appliances include a 4-ring electric hob, electric oven/grill, and dishwasher as well as space for freestanding appliances where desired. Off the kitchen is a recently installed sunroom which offers fabulous flexible living with a multitude of potential uses such as dining room or additional sitting room. The space boasts chic french doors which can be opened onto the patio area; perfect for outdoor entertaining/dining alfresco during the summer months.

On to the upper level are two generously proportioned double bedrooms with Bedroom One boasting excellent in-built storage solutions. Completing the property internally is a pristine four-piece family bathroom comprising of corner bathtub, glass screen shower cubicle, W.C. and wash hand basin along with chic chrome fixtures & fittings including chrome mixer taps.

To the rear is a fabulously low maintenance garden, featuring a convenient outdoor tap and double electric socket. The garden is fully enclosed garden and is predominantly made up of synthetic lawn, creating a safe and secure environment for children and pets alike. Gas-central heating and double glazing provide all rooms 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.

We would highly recommend an early viewing as we have no doubt this property will be very popular. 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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