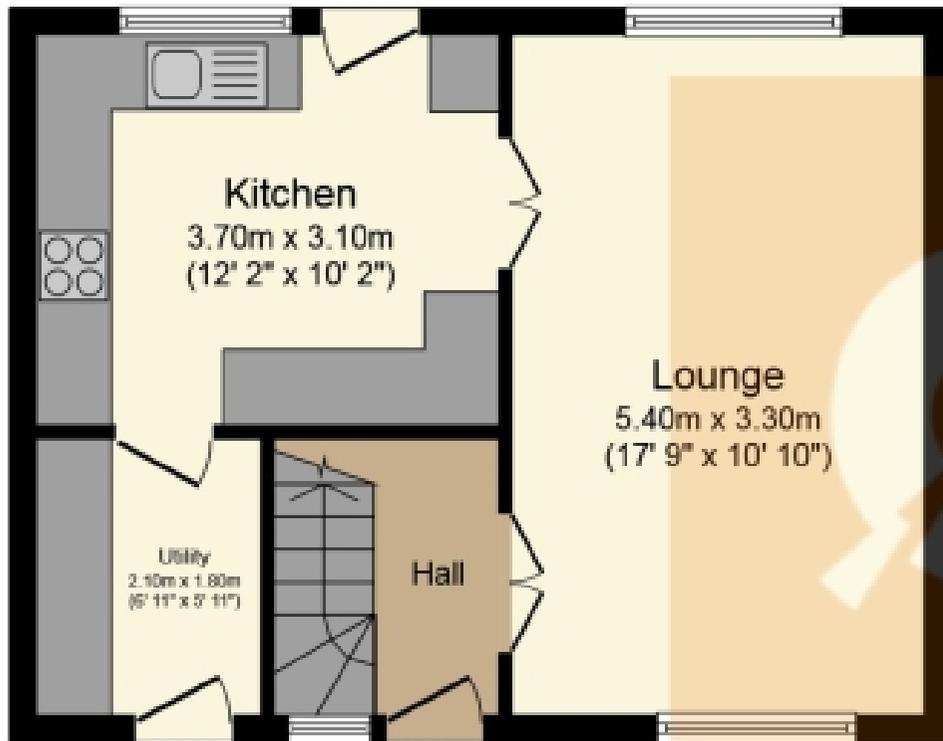




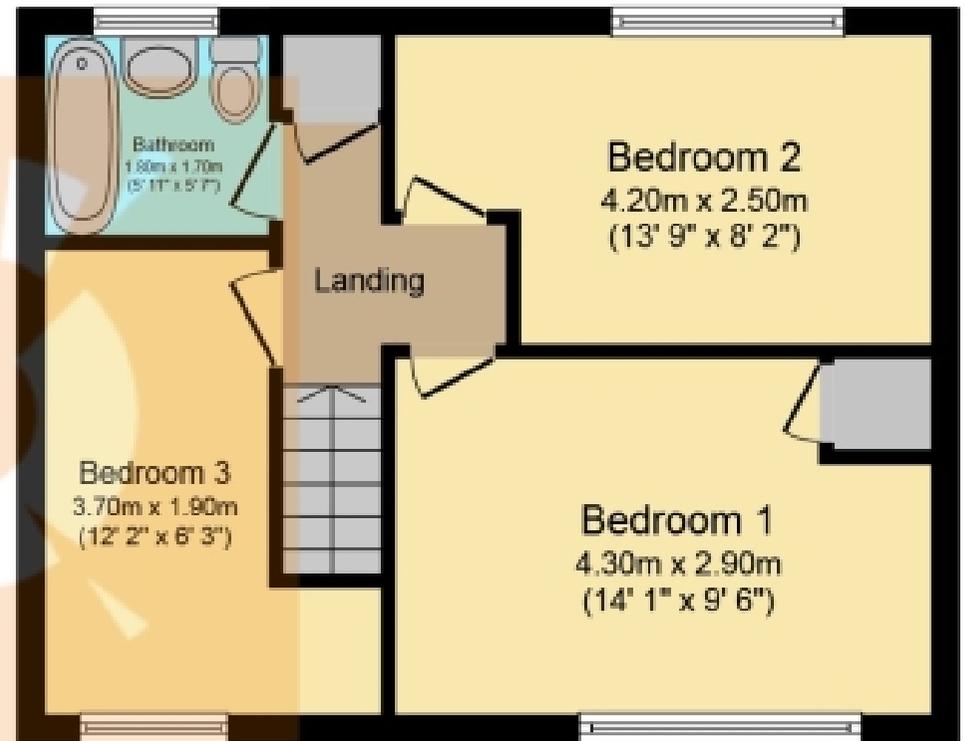
Kerswinning Avenue, Kilbirnie

Offers Over £69,995





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. 12 Kerswinning Avenue, where this wonderful property offers to the market spacious and flexible accommodation presenting itself as a fantastic family home or first-time purchase.

To the front the property is a low maintenance garden, comprising of decorative stone chips. Entrance to the property is via a UPVC door and in the first instance to the family lounge. The lounge is spacious in size with room for a range of furniture configurations and is flooded with an abundance of natural light thanks to the dual aspect window units.

The well-appointed kitchen has strikingly spacious dimensions, with an array of base mounted cabinetry and ample under counter space for a selection of appliances to include a standalone gas cooker and washing machine. Off the kitchen is a convenient utility room housing the fridge freezer and condenser tumble dryer, and further storage space.

A carpeted stairway gives way to the upper level where three, generously proportioned bedrooms are housed. Completing the internal accommodation is the three-piece bathroom which comprises of w.c, wash-hand basin, and bath with shower overhead.

Externally, the property has an extensive rear garden which has been separated into two private areas by timber fencing, allowing a safe and secure space for kids and pets alike. These garden areas have been laid in a mix of monobloc paving, chips, and synthetic lawn.

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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