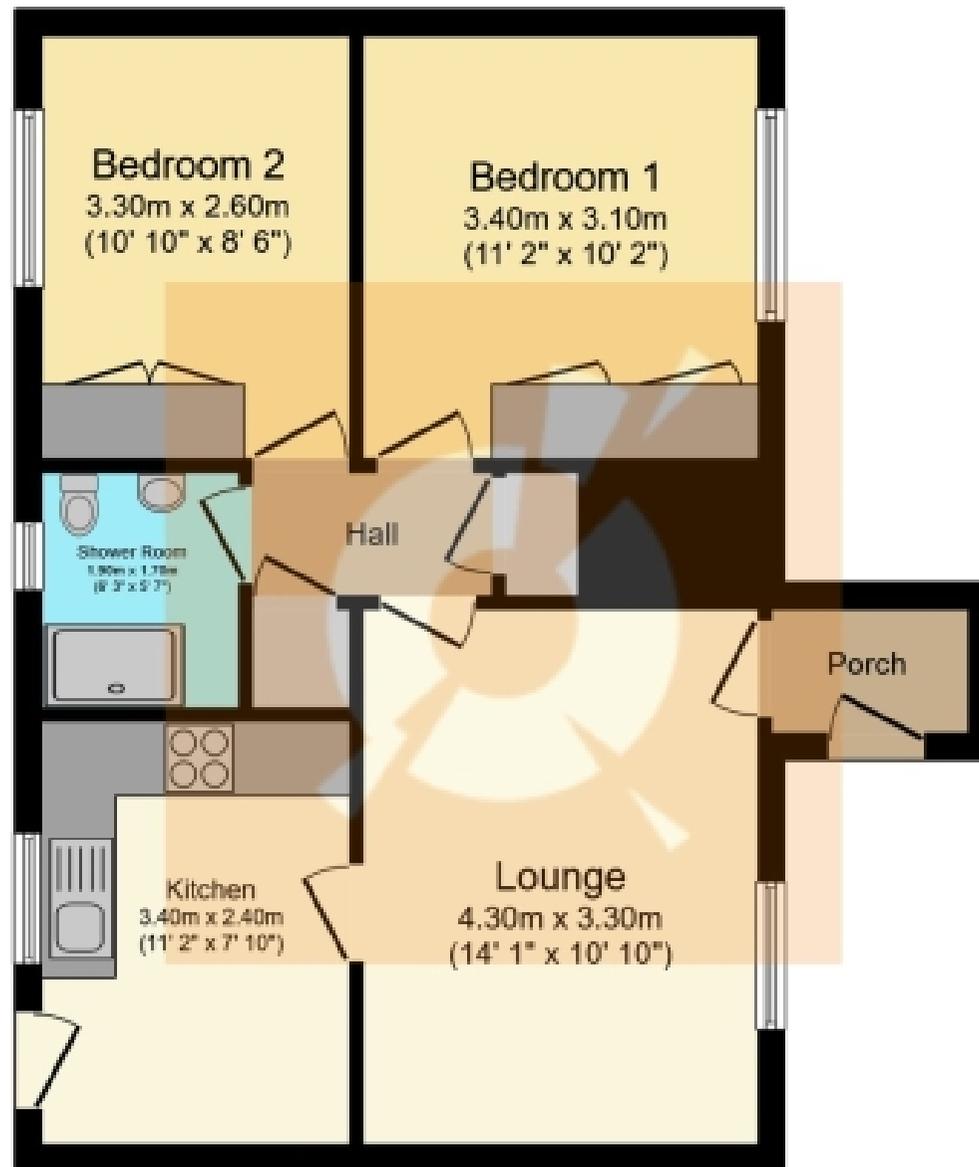




**49 Dennyholm Wynd, Kilbirnie**

**Offers Over £73,000**





## Floor Plan

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

## THE PROPERTY

Welcome to No. 49 Dennyholm Wynd. This is a fantastic ground floor apartment which offers masses of potential to a range of buyers, be it a first-time purchase, downsize or buy to let opportunity.

To the front, the property benefits from a decorative chipped garden area as well as allocated residents parking bays. Access to the property is obtained via a secure main door entry which leads into a welcoming porch.

Following through we enter the lounge which has lovely quality wood effect flooring. The lounge is superbly spacious and provides space for a range of furniture configurations. The kitchen is well appointed with an array of wall and base units and can accommodate integrated appliances such oven, hob, extractor hood, washing machine and there is space for a tumble dryer and fridge/freezer.

The property boasts two generously proportioned bedrooms, both benefitting from excellent in-built storage solutions. Completing the internal accommodation is the pristine three-piece shower room which has been upgraded with a stylish chrome fixtures and neutral toned wet wall surrounds. The suite is comprised of w.c, pedestal wash-hand basin and walk-in shower enclosure with glass screen.

To the rear, there is a privately enclosed rear garden which has been laid with low maintenance paving and is surrounded by eye-catching, mature shrubbery.

The home benefits from gas-central heating and double-glazing to provide each room with a lovely 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 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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