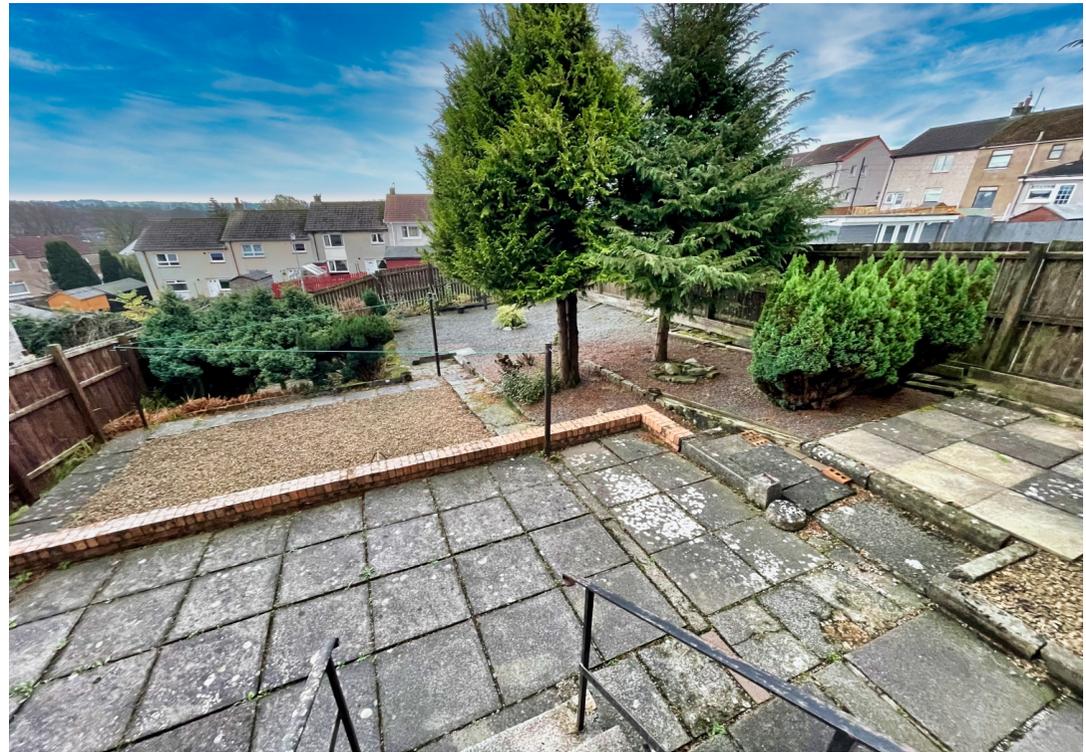
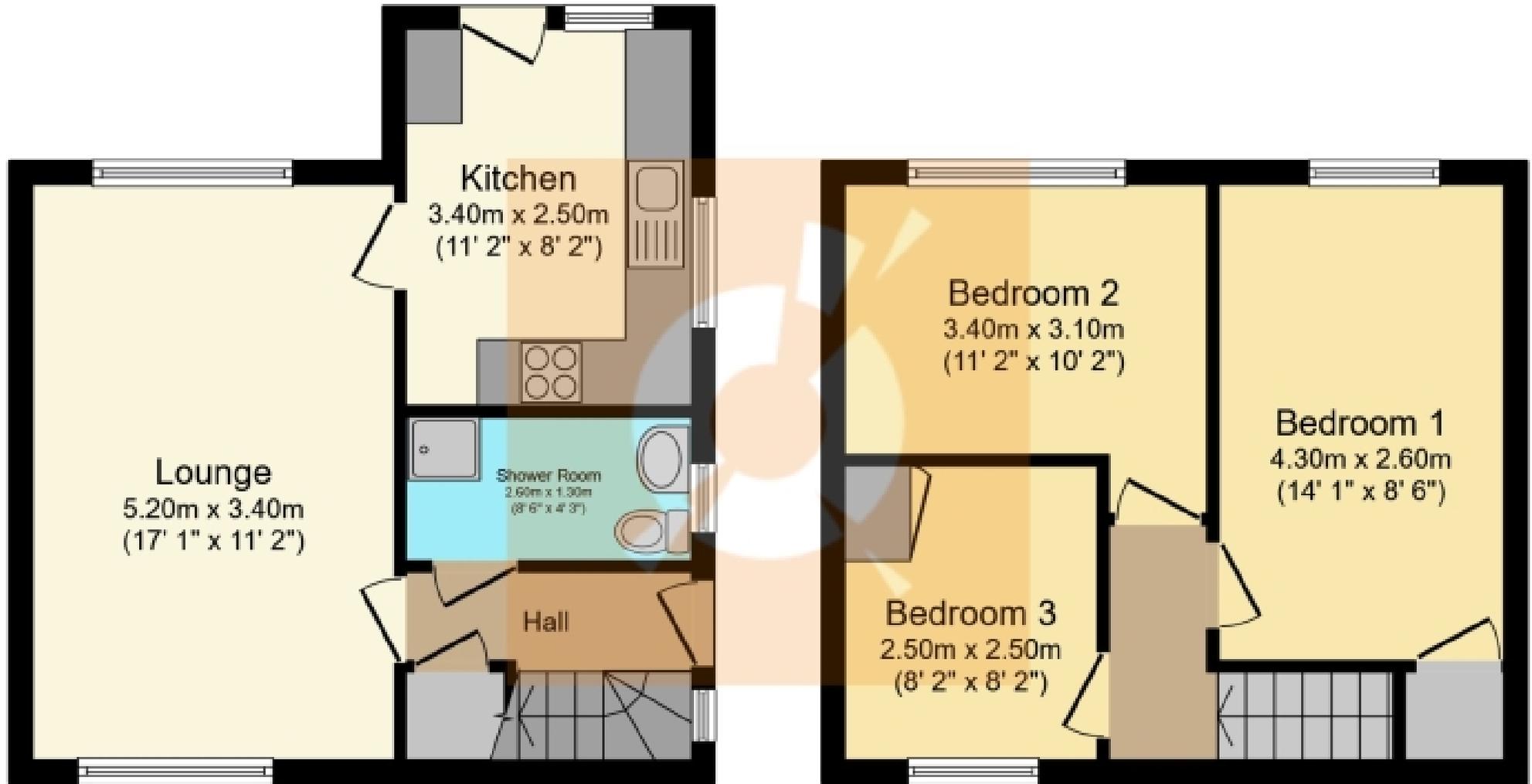




23 Mossend Avenue, Kilbirnie

Offers Over £79,995





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. 23 Mossend Avenue, a fabulously affordable end-terrace home occupying a substantial and sought-after corner plot. The property is ideally located just a short distance away from a host of great local amenities and public transport links and is sure to appeal to a wide range of purchasers including first time buyers, families, and investors alike.

To the front the property is a sizeable front garden which predominantly comprises of decorative stone chips, with a paved walkway leading you to the entrance. Following through the hallway, you will quickly appreciate the generous dimensions throughout.

The family lounge is superbly spacious in size and is flooded with an abundance of natural sunlight thanks to the dual aspect window formation. The well-appointed kitchen offers storage in the form of wall and base cabinetry and boasts ample dining space for a table and chairs. The kitchen further benefits from space for freestanding appliances where desired and a secure UPVC door provides direct access to the rear gardens.

A carpeted stairway provides access to the upper level where three generously proportioned bedrooms are housed, offering spacious and flexible accommodation. Completing the internal accommodation is the three-piece shower room which is comprised of a walk-in shower unit, w.c. and wash-hand-basin.

To the rear, there is an extensive and fully enclosed garden creating an ideal space for both kids and pets alike. The garden is laid with low-maintenance chipping and paving but also boasts eye-catching mature shrubbery.

The property further benefits from gas-central heating and double glazing, providing each room 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.

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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