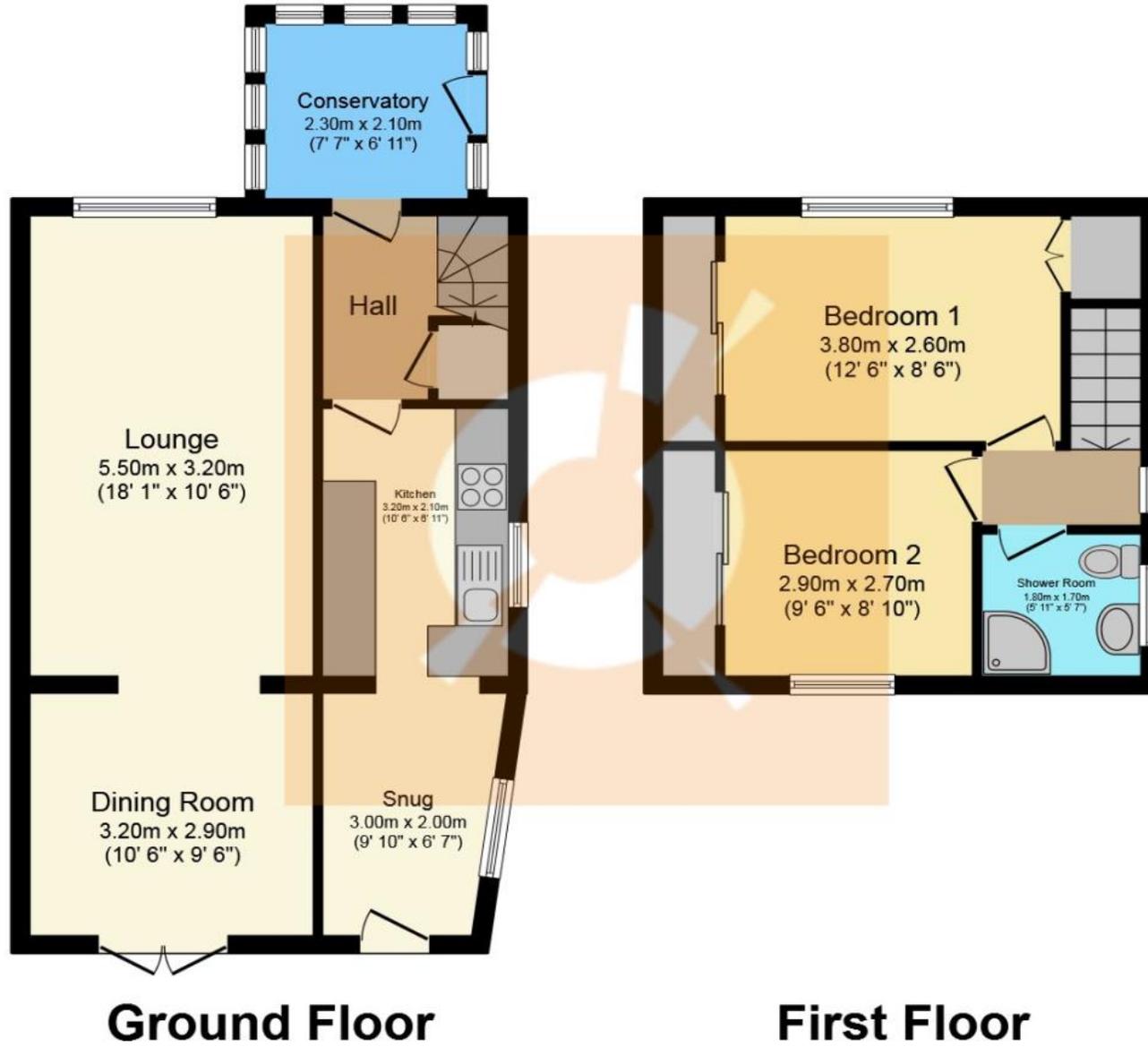




77 Auchenhove Crescent, Kilbirnie

Offers Over £73,000





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

## THE PROPERTY

Welcome to No. 77 Auchenhove Crescent and this bright and airy terraced home which is presented in excellent decorative order throughout. This fabulous accommodation provides versatile living and entertaining space over two levels and is surrounded by beautiful, landscaped gardens and decorative planting. The gardens are a credit to our client, and they are also an indication of how well presented the interior of the property is. Externally to the front is an extensive slabbed driveway, providing ample off-road parking for various vehicles. Access to the property is via a stylish front door and in the first instance to the charming sunroom, housing plenty of space for a two-seater sofa and armchair - this really is the ideal spot to relax and unwind whilst enjoying your morning coffee whilst catching up with friends.

The superbly spacious open-plan lounge/dining room has a stunning focal point fireplace which is included within the sale. This entire space is engulfed with natural sunlight owing to the dual aspect and has been presented beautifully. The formal dining room presents a wonderful opportunity for entertaining. The modern fitted kitchen offers ample storage within a range of wall to floor mounted units with contrasting countertops, creating a fashionable and efficient workspace. There is a stainless-steel sink with chrome mixer tap and additional space for a standalone electric cooker, washing machine and fridge freezer. Off the kitchen you will find the snug, a cosy space to relax and watch a movie whilst waiting on dinner.

The rear garden is truly outstanding comprising of a superb, raised decking area with synthetic lawn, gravel and decorative planting, ideal for alfresco dining, outdoor entertaining or simply soaking up the sun with family during the summertime. There is a substantial garden shed which offers excellent storage for indoor/outdoor equipment.

Upstairs, there are two spacious double bedrooms which both benefit from plenty of natural sunlight and have mirror fitted wardrobes. The shower room is clean, crisp and modern comprising of a three-piece suite with walk-in shower cubicle, stylish wet wall, and a chrome heated towel rail.

A recently installed gas-central heating system (2020) and double glazing provide all rooms with a lovely cosy feel. No stone has been left unturned in the presentation of this fabulous accommodation and we would highly recommend an early viewing to avoid disappointment.

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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