



39 Central Avenue, Kilbirnie,

Offers Over £90,000





Total floor area 49.3 sq.m. (531 sq.ft.) approx

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

THE PROPERTY

**** UNEXPECTEDLY BACK ON THE MARKET ** SELDOM-AVAILABLE BUNGALOW WITH NO ONWARD CHAIN * OCCUPYING A SUBSTANTIAL PLOT * FANTASTIC DOWNSIZING OPPORTUNITY *** Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.

Welcome to No.39 Central Avenue, a desirable semi-detached bungalow nestled in the ever-popular Kilbirnie locale. Boasting a generous plot with endless potential, this property, free from an onward chain, presents an ideal opportunity for first-time buyers and those looking to downsize.

Ensuring ultimate privacy, the property is fully enclosed, featuring a spacious gravel multicar driveway leading to the entrance. The expansive garden is a haven for garden enthusiasts, complete with raised beds, a polytunnel, log shed and a pond.

As you step inside, you are greeted by the welcoming family lounge. The open-plan design creates an impressive sense of space, flooded with natural light from dual aspect window formation. This versatile room seamlessly combines sitting and dining areas, enhanced by the ambiance of a log burner, providing delightful warmth.

The kitchen is a practical and stylish space, featuring ample white wall and base mounted units paired with dark worktops for an efficient workspace. Equipped with integrated appliances, including a four-ring electric cooker and oven, it also offers flexibility for freestanding appliances.

No.39 comprises two generously sized double bedrooms, each neutrally decorated to serve as a blank canvas for personalisation. Completing the property internally is a fully tiled and pristine shower room, boasting a walk-in shower cubicle, W.C., and wash hand basin with chrome fixtures including a wall-mounted heated towel rail.

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.

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.

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