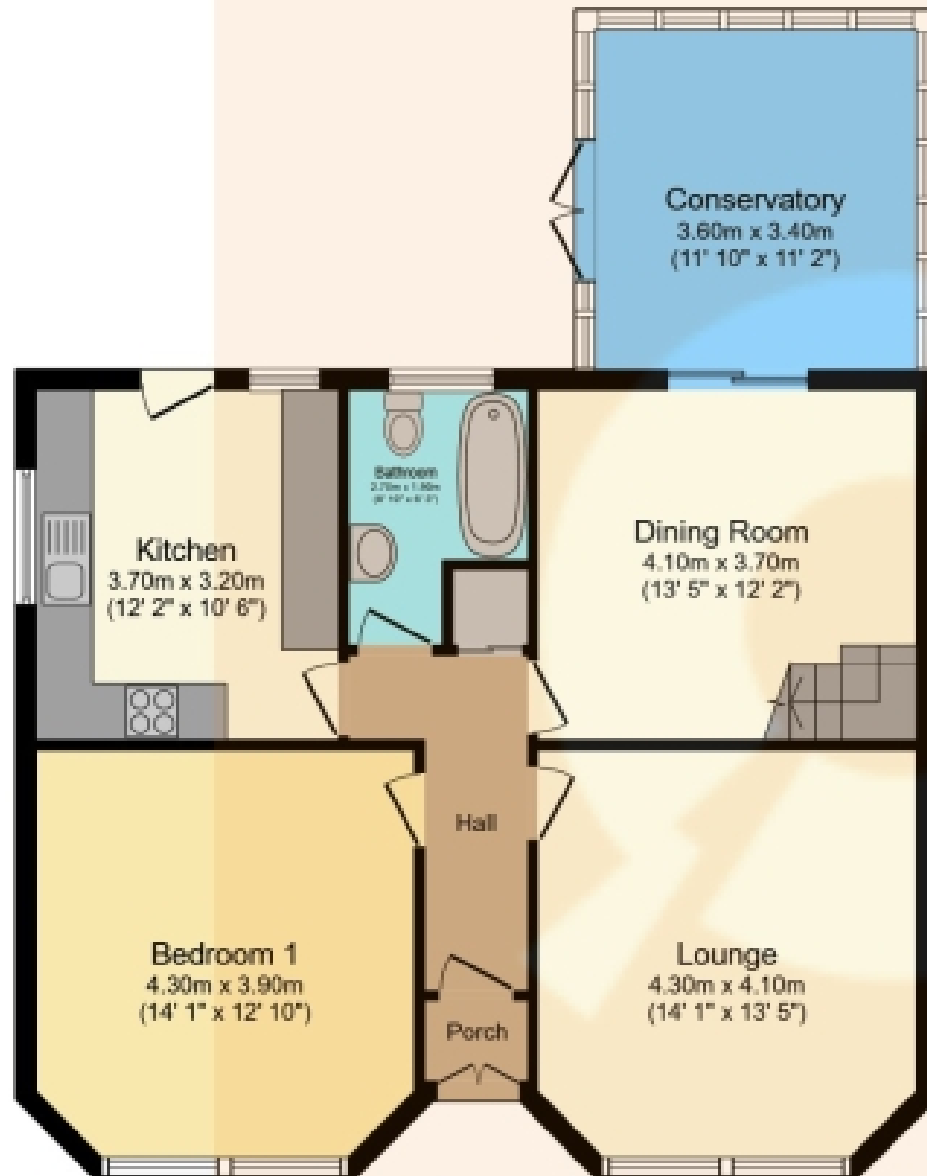




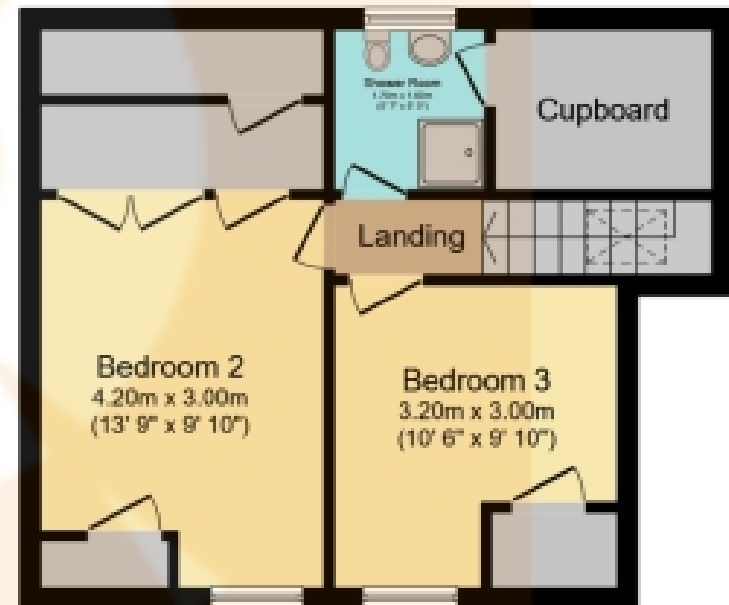
8 Ladysmith Road, Kilbirnie

Offers Over £220,000





Ground Floor



First Floor

Total floor area 124.8 sq.m. (1,344 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

**** WONDERFUL FAMILY HOME ** DETACHED CONVERTED STUDIO TO REAR ** CHARMING CONSERVATORY ** DRIVEWAY PARKING ** IMPRESSIVE ROOM DIMENSIONS ****. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No. 8 Ladysmith Road. This charming detached home boasts open views, and benefits from the sizeable plot upon which it sits. The garage has been converted into an impressive studio space, a substantial multi-car driveway provides safe off-street parking for various vehicles.

As you step inside, you are introduced through the welcoming entrance hallway which sets the tone for the rest of this wonderful home. The family lounge boasts impressive dimensions, and charming bay windows, which flood the room with light. A focal point wood-burning stove provides this entire space with a delightful warmth.

The kitchen features a range of wood-effect wall and base mounted units which are matched with contrasting countertops. Integrated appliances include a 4-ring electric hob, double oven, and fridge/freezer which will all be included within the sale, and there is further space for free-standing appliances where desired. The dining room can be found just off of the lounge and benefits from the same impressive dimensions present throughout the home.

The ground floor boasts one of the three spacious double bedrooms. Additionally, the tiled bathroom downstairs is comprised of a bathtub with overhead shower, w.c., and wash-hand-basin. Completing the ground floor is the bright and airy conservatory, which provides an another great family space.

Moving to the upper level, you will find Bedrooms Two and Three, each of which benefits from an array of fitted storage. There is plenty of storage to be found on the upper level with the addition of multiple storage cupboards. A convenient upstairs shower room features a w.c, wash hand basin and walk in shower cubicle.

The rear garden is fully enclosed and predominantly laid to lawn. A sociable patio area can be found, creating the perfect spot to enjoy the outdoors with family and friends. What was previously the garage has been converted into a unique artist studio.

Kilbirnie has a host of great local amenities and even has a well-known supermarket conveniently close by. 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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