



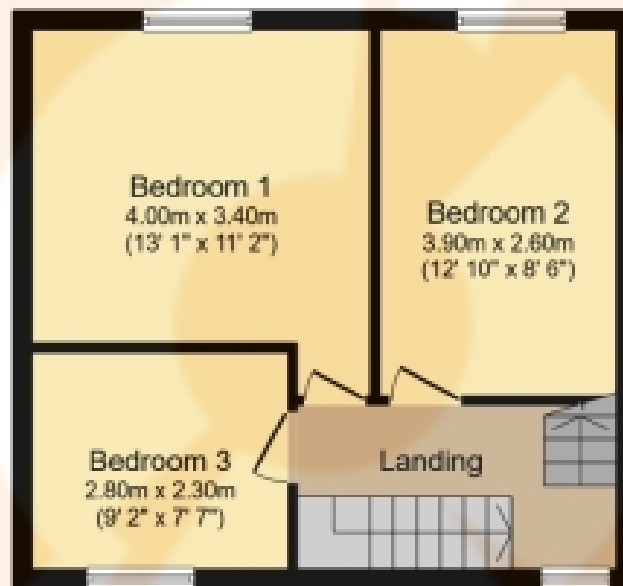
4 Baillieston Avenue, Kilbirnie

Offers Over £90,000





Ground Floor



First Floor



Loft Space

Total floor area 90.9 m² (978 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

***FANTASTIC FAMILY HOME OR BUY-TO-LET INVESTMENT* *SUBSTANTIAL FLOORED LOFT SPACE* *MODERN FITTED KITCHEN* *MULTICAR DRIVEWAY*
SUBSTANTIAL FULLY ENCLOSED REAR GARDEN *SPACIOUS THROUGHOUT*** Please contact your personal estate agent, The Property Boom for much more information and a copy of the home report.

Welcome to No.4 Baillieston Avenue, a spacious semi-detached property located in the heart of Kilbirnie. Located within walking distance to a host of amenities, public transport links & schools, this spacious home makes for the perfect family accommodation, first time purchase, or even buy-to-let investment.

To the front of the property, sits a fabulously low-maintenance multicar driveway with an additional chipped area and raised bed. Upon entering, you are greeted with the welcoming reception room, which leads you through towards the spacious family lounge. The family lounge boasts impressive dimensions and offers a charming focal point to the space. The stylish French doors allow plenty of light to flow in whilst also providing access into the rear garden.

The fitted kitchen holds ample wall and base mounted units alongside worktops for an efficient workspace. The kitchen is home to an integrated electric oven and hob and there is also space for freestanding appliances where desired.

Completing the ground floor is a family bathroom which boasts a bathtub with overhead shower, W.C. and wash hand basin. Into the upper level are three generously proportioned double bedrooms, each filled with natural light. The loft has been fully floored and lends itself to a range of uses.

To the rear of No. 4 is a fabulously low maintenance fully enclosed garden space. The garden holds decorative gravel areas, a raised deck, garden storage and a patio area; the perfect space for al fresco dining with family and friends.

Kilbirnie boasts 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 ten-minute drive. 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.

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