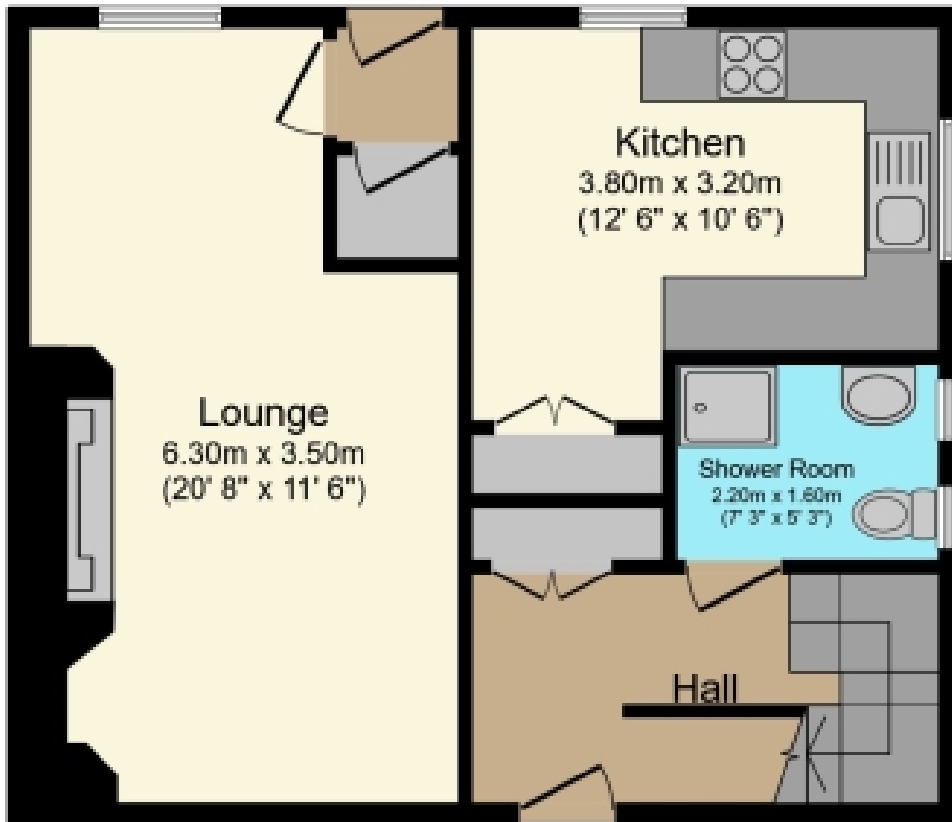




2 Plan View, Kilbirnie

Offers Over £90,000





Ground Floor

Floor area 46.6 m² (502 sq.ft.)



First Floor

Floor area 46.6 m² (502 sq.ft.)

TOTAL: 93.2 m² (1,004 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

**** CASH PURCHASE ONLY ** SUBSTANTIAL CORNER PLOT ** NEW SHOWER ROOM ** NEW FRONT & BACK DOOR ** NEW DOUBLE-GLAZING ** GENEROUS DIMENSIONS ** EXTENSIVE DRIVEWAY, GARAGE & CAR PORT ****. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 2 Plan View. This impressive semi-detached home is set within the ever-popular Kilbirnie locale. Within walking distance to a host of local amenities, public transport links, and schooling. Please note that due to it being non-standard construction, this property is available for cash purchase only.

Externally to the front, the property boasts a substantial corner plot which includes an extensive driveway, carport, and timber garage, allowing safe off-street parking for a number of vehicles.

Access to the home is via a UPVC door and in turn to the welcoming reception hallway. To the left, you'll find the family lounge featuring impressive dimensions and a focal point fireplace, providing the space with a delightful warmth.

The kitchen is equipped with a range of wall and base-mounted units, providing ample storage, and there is plenty of space for free-standing appliances where desired.

The back door opens to an extensive low-maintenance garden, complete with decorative stone chips and paving, perfect for adding an outdoor dining set for the summer months. Ample storage is provided via the garden shed.

Climbing the staircase to the first floor, you'll find three generously proportioned bedrooms with Bedrooms Two & Three featuring in-built wardrobes. Completing the home is recently installed shower room comprising of walk-in shower cubicle, w.c., and wash-hand basin. Contemporary fixtures and fittings can be found throughout.

Kilbirnie has a host of great local amenities including a health centre and a well-known supermarket. The property is also within the catchment area for Moorpark Primary School and the newly built secondary School, Garnock Community Campus with a 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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com