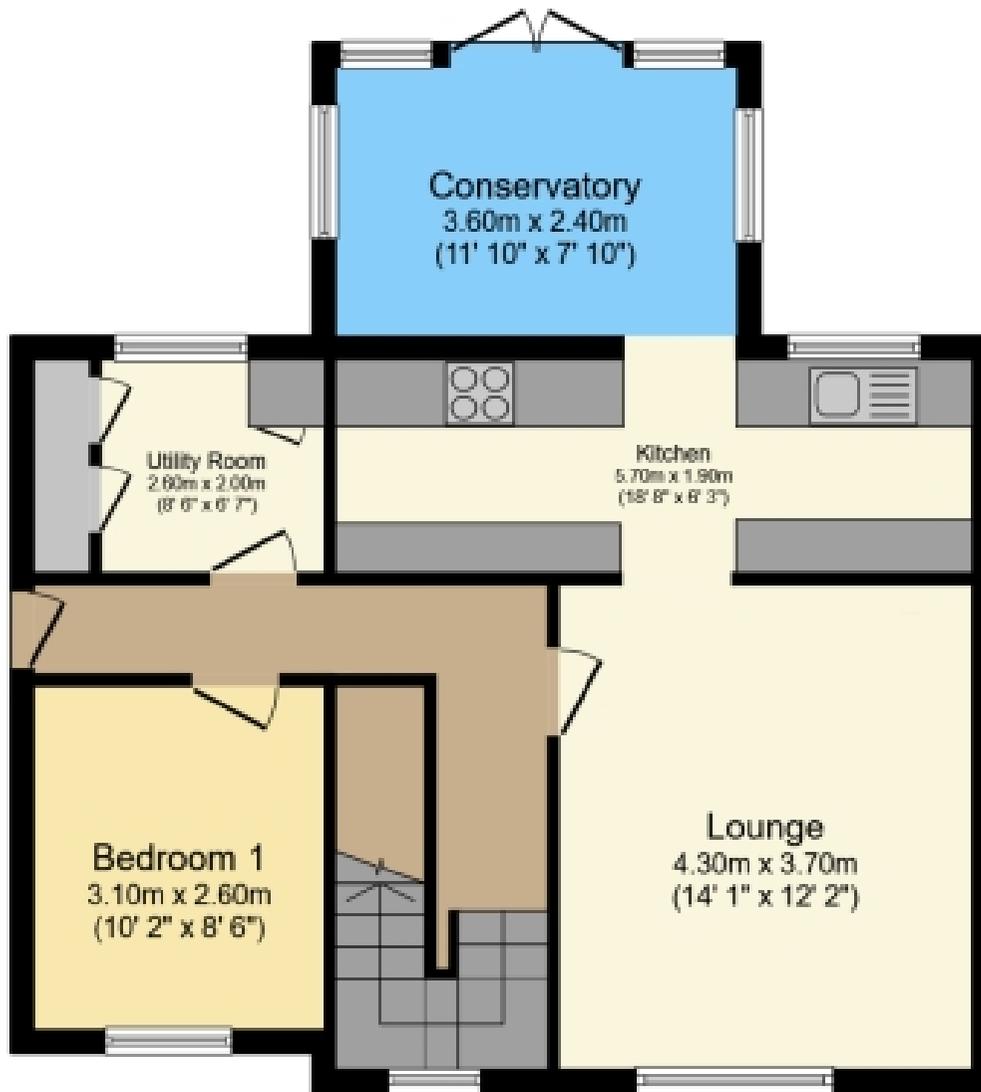




49 Smith Avenue, Glengarnock

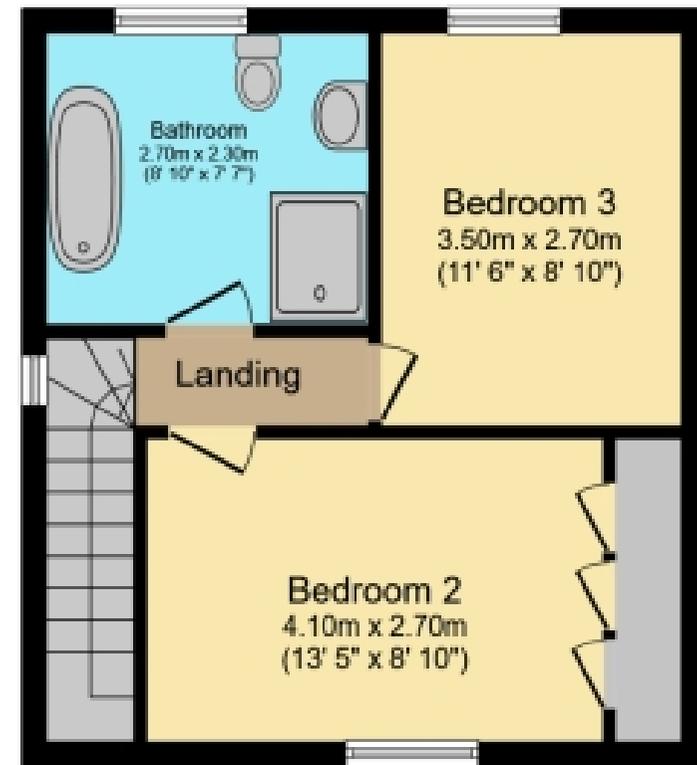
Offers Over £115,000





Ground Floor

Floor area 61.3 m² (660 sq.ft.)



First Floor

Floor area 35.9 m² (386 sq.ft.)

TOTAL: 97.2 m² (1,047 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

Welcome to No. 49 Smith Avenue and this wonderful, extended 3-bedroom semi-detached home set within an ever-popular locale, offering flexible accommodation. First impressions are everything, and this is certainly the case upon arrival at the property. Off-street parking is provided via the driveway, and the low maintenance garden is predominantly laid to lawn. A UPVC door gives access to the welcoming reception hallway and in turn to the family lounge, featuring on-trend neutral decor. The stylish lounge boasts generous proportions, perfect for hosting family gatherings, and feature alcoves with striking spotlights enhances the modern feel.

Adjacent to the lounge you'll find the impressive high-specification kitchen which is ultra-modern in design. A variety of sleek hi-gloss cabinetry and contrasting butcher-block effect countertops provide ample storage and workspace. Feature LED task lighting enhances the kitchen's appeal, and integrated appliances include a 4-ring gas hob with electric oven/grill and extractor hood. Our clients have converted one of the bedrooms, to allow a separate utility room offering additional storage, workspace, and room for free-standing appliances. This room has the potential to be converted back to a bedroom, subject to the relevant planning permission. Our clients have made the clever addition of a sunroom, which is flooded with natural light and offers fabulous flexible living. This space is currently being utilised as a dining area, however, other potential uses could be a play room or home office. Chic French doors seamlessly connect the space to the rear garden, offering indoor-outdoor living.

The rear garden is extremely low maintenance and is the perfect spot for a BBQ on a warm summer's day. Fully enclosed, it offers a safe and secure environment for both children and pets. Additionally, a convenient shed provides ample storage for garden equipment.

Concluding the ground floor is Bedroom One, which has been stylishly decorated with neutral tones.

Climbing the staircase to the upper floor, you'll find two further bedrooms, with Bedroom One featuring in-built mirrored wardrobes. Completing the internal accommodation is the luxurious, four-piece bathroom suite, including a statement bathtub, walk-shower cubicle, W.C., and wash basin, it sets the ideal ambiance for unwinding after a long day. Picture yourself indulging in a hot bubble bath and savouring a glass of your favourite beverage. It's 5 O'clock somewhere!

49 Smith Avenue, Glengarnock presents an ideal opportunity for first-time buyers, growing families and professionals alike. With exceptional features, and contemporary décor, it truly is the perfect family home.

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 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 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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