



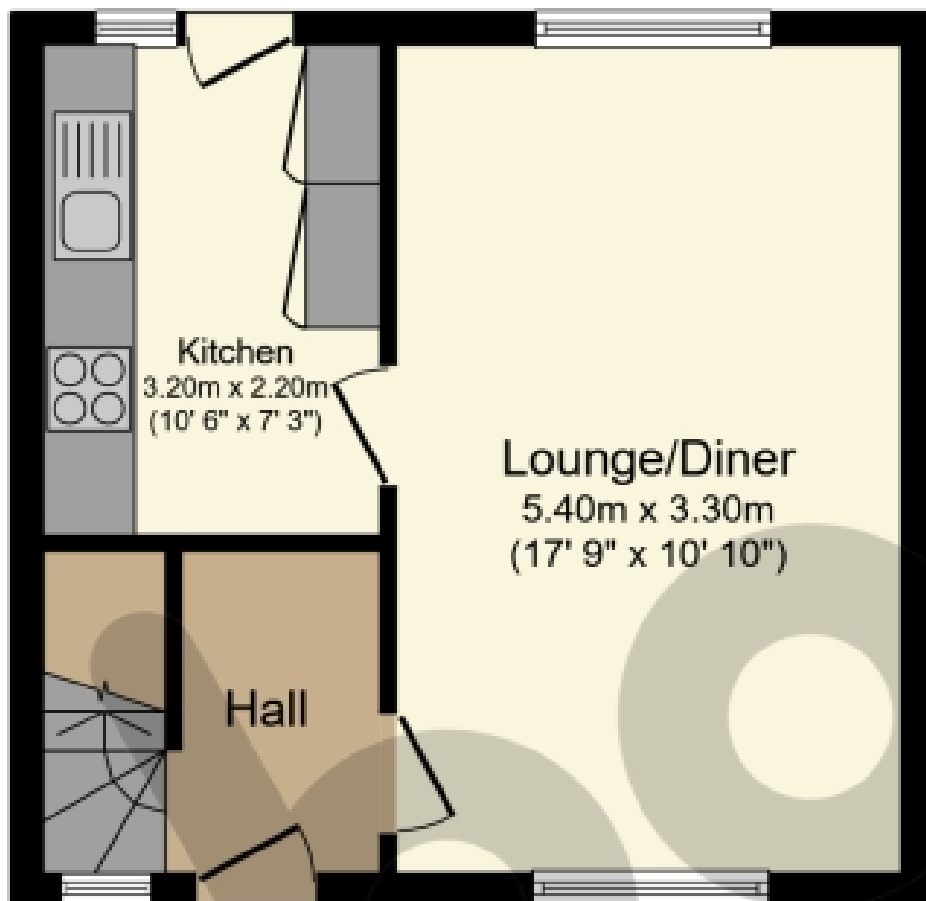
**85 Borestone Avenue, Kilbirnie**

**Offers Over £69,995**



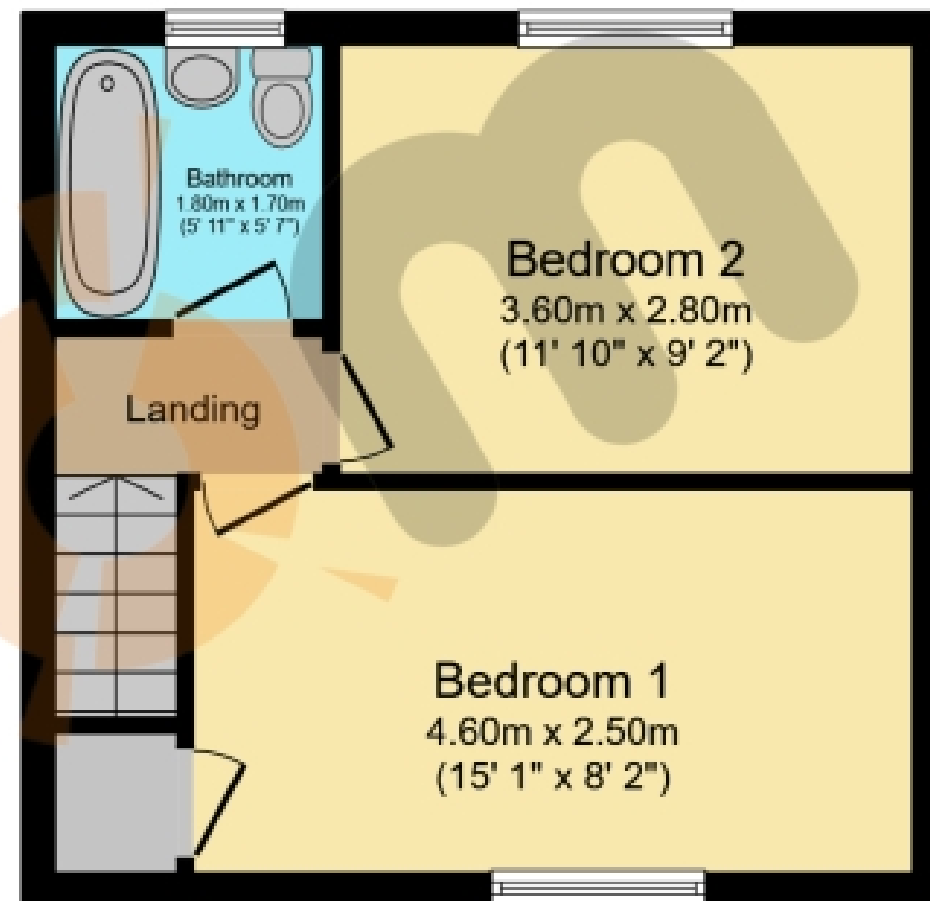






## Ground Floor

Floor area 30.2 sq.m. (326 sq.ft.)



## First Floor

Floor area 30.2 sq.m. (325 sq.ft.)

**TOTAL: 60.5 sq.m. (651 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](http://www.Propertybox.io)

## THE PROPERTY

**\*CONTEMPORARY TERRACED HOME SET IN POPULAR LOCALE\* \*FRESHLY DECORATED THROUGHOUT\* \*IDEAL FIRST TIME PURCHASE OR 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.85 Borestone Avenue. This modern, two-bedroom, mid terraced home has been freshly decorated throughout and boasts an impressive garden to the rear. If you have been looking to get on the property ladder, or are looking for the ideal investment opportunity, this fabulous property may tick all of your boxes!

A front garden which is mainly laid to lawn presents the property. access to the property is via a set of stairs which leads you into the welcoming reception hallway. The lounge, like the rest of the property has been freshly painted. The white décor is paired with dark wood effect flooring creating a sophisticated space to relax after a long day. The dual aspect window formations mean that the lounge is basked in natural sunlight.

The contemporary kitchen is fitted with a range of floor and wall units which provide plenty of storage. The sleek, glossy units are paired with butcher block worksurfaces for a fashionable yet efficient workspace. Integrated appliances include an electric hob, extractor and an oven. There is even additional pantry storage!

The newly carpeted stairway leads to the upper floor, upon which you will find two sizeable bedrooms. Both bedrooms boast generous proportions and are equally as light and bright!

Completing the upper floor is a pristine three-piece bathroom, which includes a bathtub with overhead shower, a w.c and a wash hand basin with bathroom storage. The property has been freshly decorated throughout including flooring.

To the rear lies the impressively sized back garden. The garden is mainly lawn and is fully enclosed making it ideal for children and pets alike. Shrubbery lines the bottom of the garden for added privacy.

Kilbirnie is a small town known for its rich industrial heritage and picturesque surroundings. It offers a peaceful lifestyle with easy access to both the countryside and nearby cities. The A737 provides good road links to Glasgow and Irvine, making it a convenient location for commuters. Kilbirnie has a range of local amenities, including shops, cafes, and leisure facilities like the Garnock Community Campus, which includes a library, swimming pool, and sports facilities.

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.

**\*\*Please note: Some images in this listing have been digitally enhanced using AI technology for illustrative purposes \*\***

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Head Office : 31 Braehead, Beith, KA15 1EG

Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)