

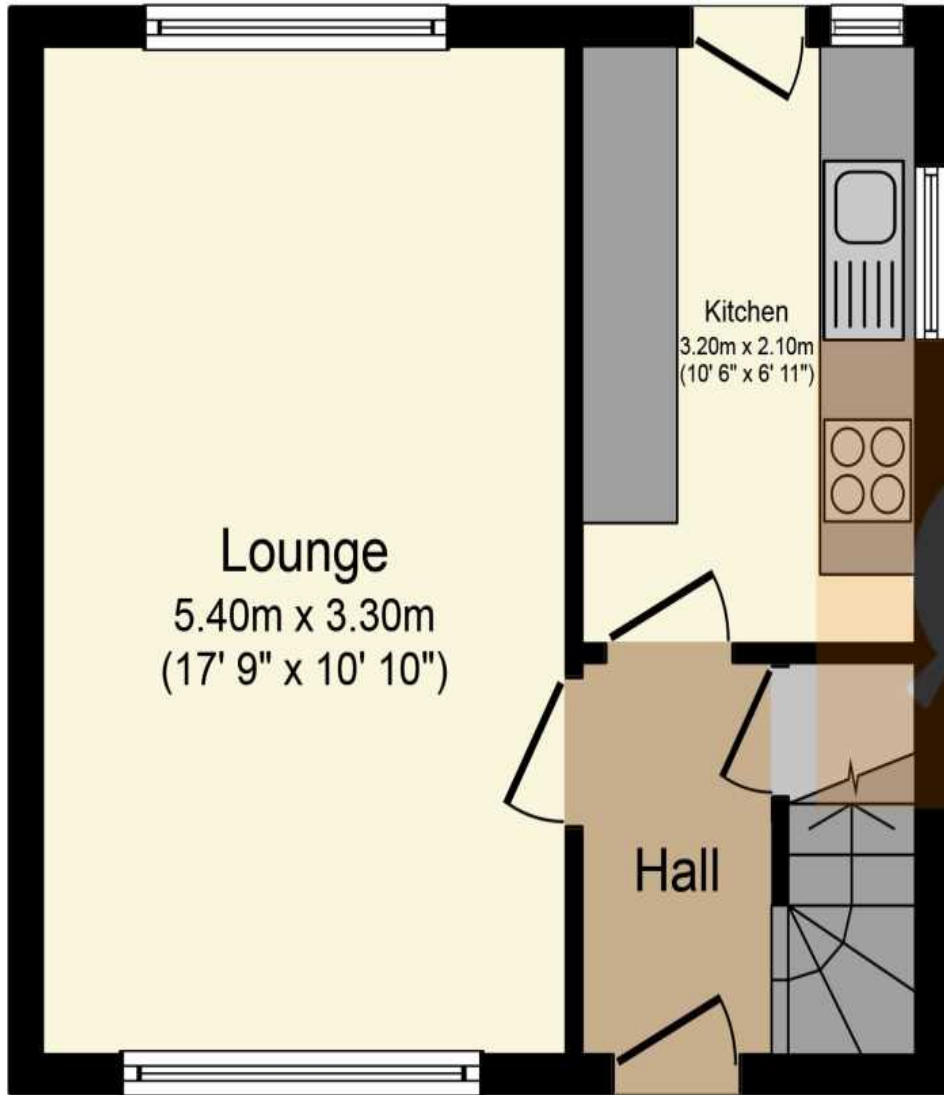


Holehouse Drive Kilbirnie

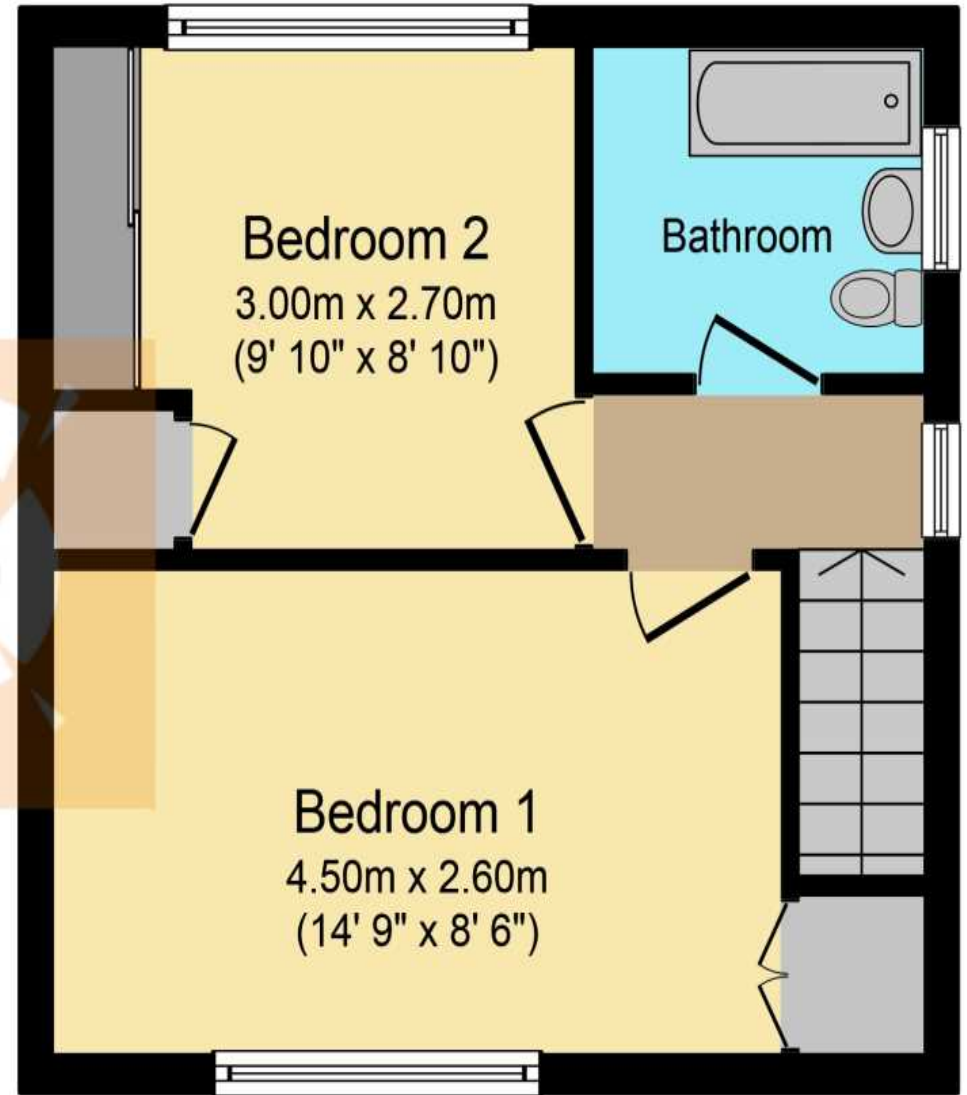
Offers Over £64,000







**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



## THE PROPERTY

**\*\*\*Fabulous Family Home\*\*\*** Beautifully presented with recently fitted modern kitchen, extensive driveway, garage, double glazing and gas central heating. Please watch The Property Boom's HD video for a detailed tour of this charming end of terrace two-bedroom home.

This delightful family home is surrounded by beautiful landscaped gardens, manicured lawns, and decorative planting. The gardens are a credit to the current owners and they are also an indication of how well presented the interior of the property is.

The property is entered via a UPVC double glazed white door that offers access to a warm and welcoming hallway, elegant lounge and recently fitted modern kitchen. The superbly spacious lounge has a stunning focal point fire place which is included in the sale. The room is engulfed with natural light from the large dual aspect double glazed window formations and has been presented beautifully.

The recently installed modern fitted kitchen with numerous white sheen wall and floor mounted kitchen units are complimented beautifully by the contrasting butcher block effect worktops and offer great storage. Included in the sale is a built in Oven, grill, electric hob, washing machine and fridge freezer making this property the ideal first-time purchase. Storage cupboards can be found under the stairs and in both bedrooms.

The kitchen offers access to a well-maintained landscaped back garden with a sociable patio area that is ideal for outdoor entertaining and dining alfresco in those summer months. A large timber garage and gravel driveway offer parking for various vehicles. This property would be perfect for an extension providing planning was granted. The extensive plot size is complimented by manicured lawns to the front and rear, mature shrubs and decorative planting.

The upper level of this fabulous family home has two generously proportioned double bedrooms both with storage cupboards. The master bedroom is superbly bright and airy with generous dimensions. Bedroom 2 to the rear of the property includes wardrobes. The family bathroom has elegant 3-piece white glazed bathroom suite with shower over bath. Each room benefits from gas central heating and double glazing giving them a lovely warmth.

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 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 35 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.**

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