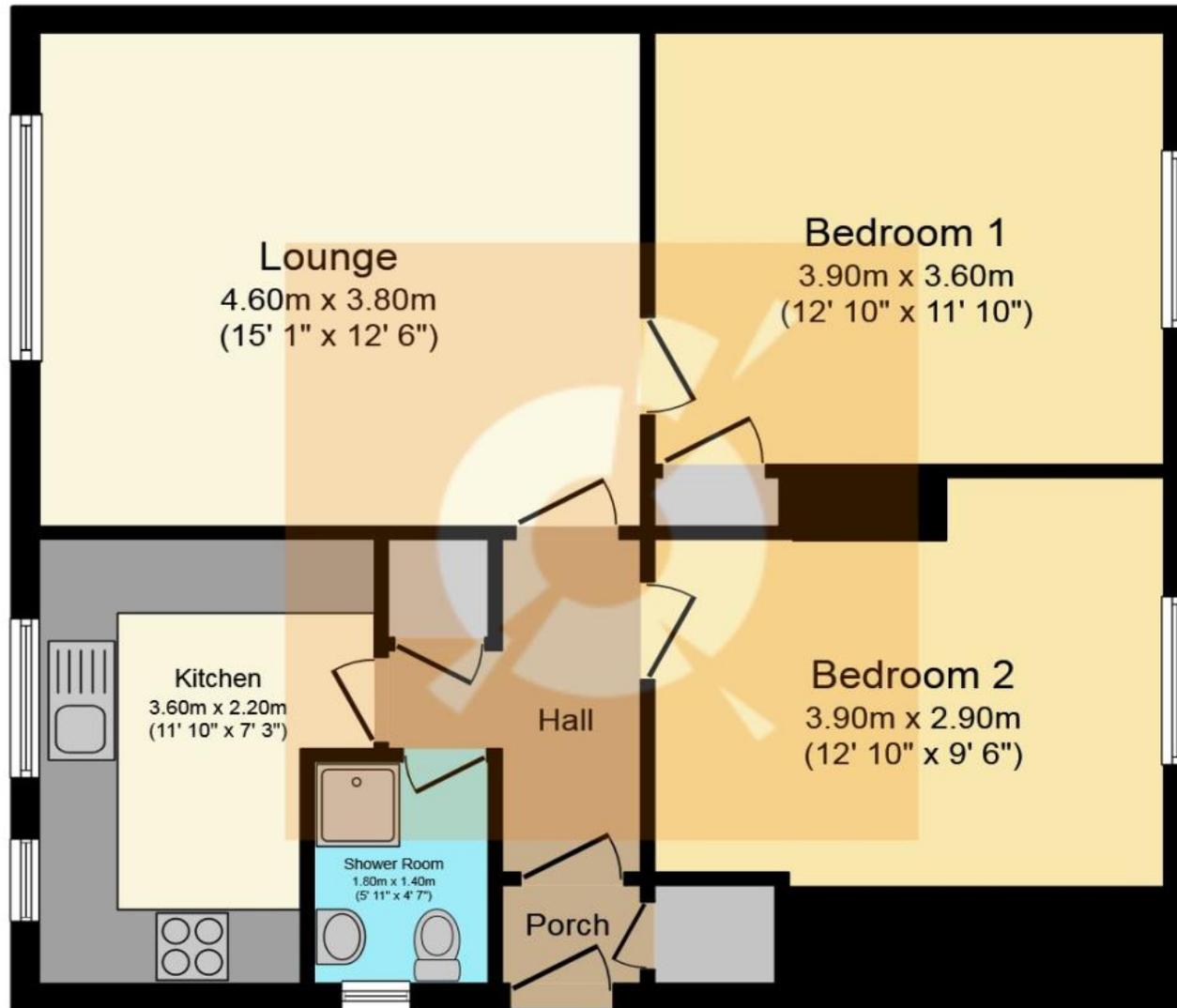




42 Glenriddet Avenue, Kilbirnie

Offers Over £50,000





Floor Plan

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

THE PROPERTY

Welcome to No. 42 Glenriddet Avenue and this fabulously affordable ground floor cottage flat sure to appeal to a wide range of buyers including first time buyers and those looking for an investment opportunity.

Access to the apartment is via its own front door which leads you into the welcoming reception hallway with two large cupboards, offering excellent storage solutions. The superbly spacious lounge is flooded with natural sunlight from the large double glazed window formation. There is a focal point fireplace with electric fire which creates a cosy atmosphere and additional warmth.

The fitted kitchen has plentiful storage in the form of base and wall mounted units with granite effect countertops, making for an efficient workspace. Integrated appliances include electric oven/grill, four ring gas hob with extractor hood and stainless-steel sink with mixer tap. There is further space for free standing appliances such as a fridge freezer and washing machine.

The bright and airy shower room comprises of a three-piece suite to include a walk-in shower cubicle, w.c. and wash-hand-basin. Completing the internal accommodation is the two well-proportioned double bedrooms. The second bedroom is currently being utilised as a dining room showing the flexibility this apartment has to offer.

Externally, there is a driveway and to the rear there is a well maintained communal drying green. The apartment also has its own private section of garden, which is made up of decorative gravel, mature shrubbery and even a timber shed for outdoor storage. The property further benefits from gas central heating and double glazing, providing the home with a lovely warmth all year round.

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 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.

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