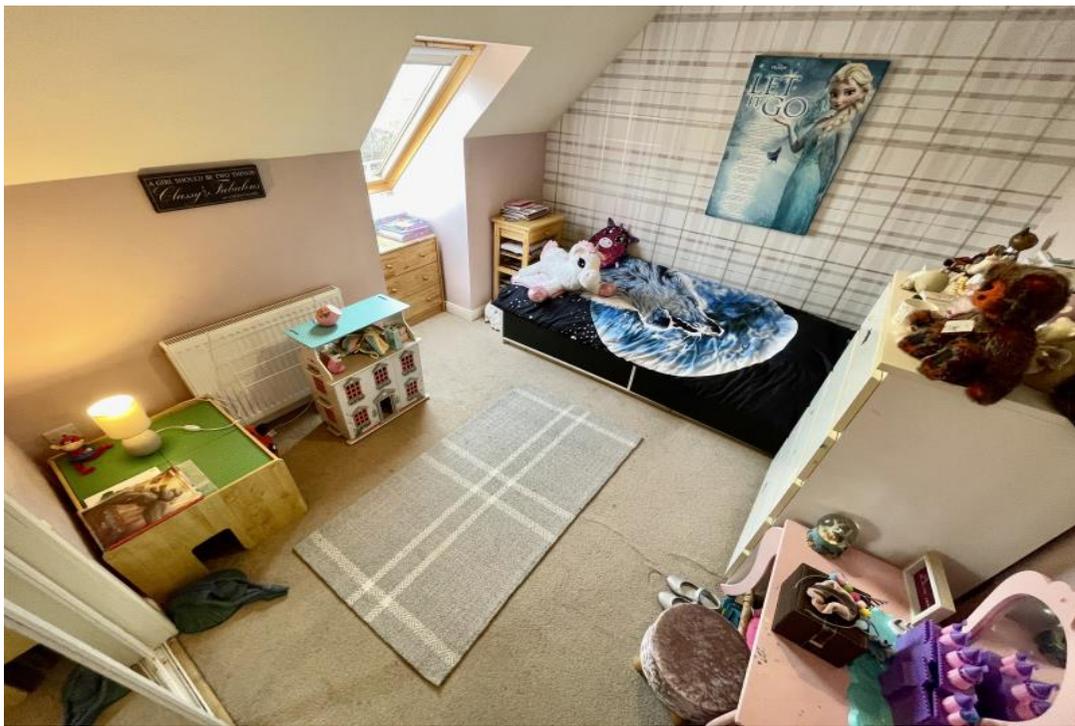
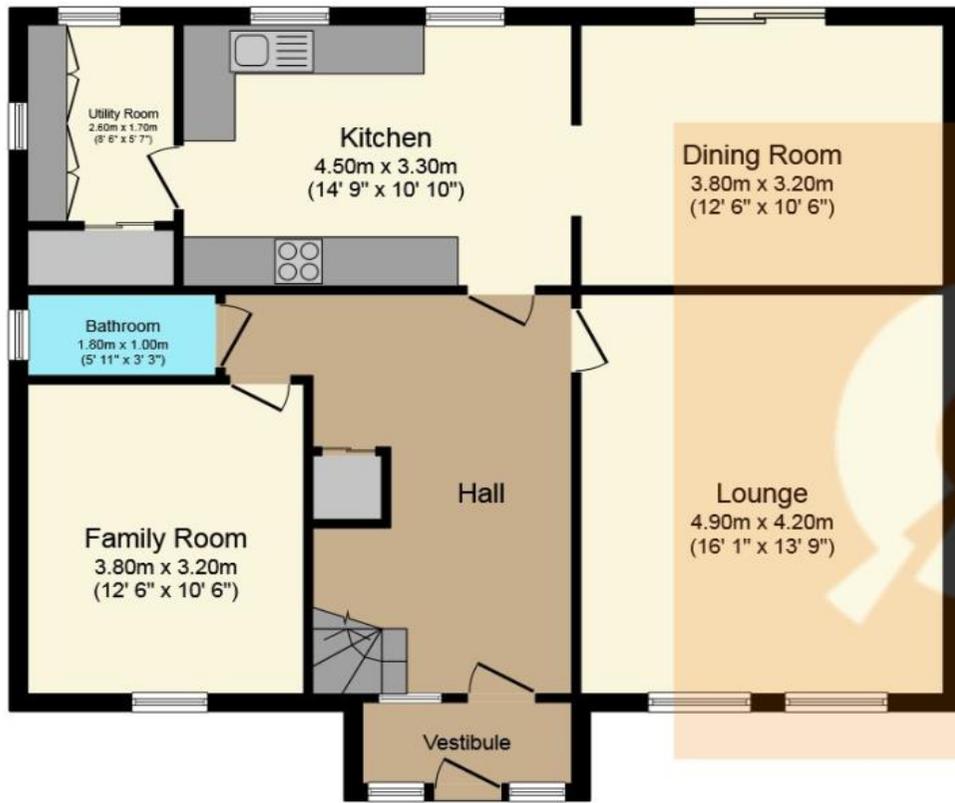




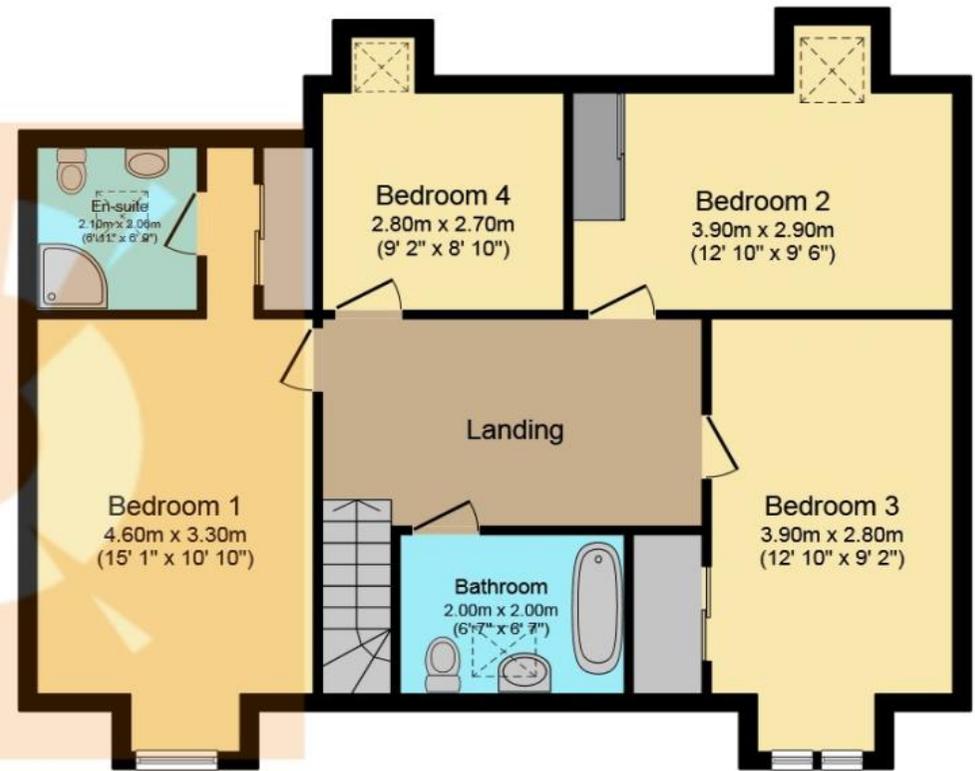
57B Knoxville Road, Kilbirnie

Offers Over £239,995





**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 DETACHED FAMILY HOME\*\*** Superbly spacious, and within the popular Kilbirnie Locale. Boasting fantastic outdoor space, complete WITH EVERY KIDS DREAM - an enclosed PLAY PARK. Driveway and well-maintained gardens. **\*\*HD Video Tour Available\*\*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the home report. View in person or online.

Welcome to 57B Knoxville Road. Ideally situated close to a host of local amenities, parks and schools. This amazing property could be your perfect family home. Occupying a large plot, the property allows for driveway parking. Well-maintained front and rear gardens, lead to the property entryway and entrance vestibule.

Upon entering the property, you are greeted with an airy hallway decorated in neutral tones and quality wood effect flooring. Following through, the stylish hallway leads into a spacious, elegant lounge which is complimented by an abundance of natural sunlight streaming through the large, double-glazed window formation. The integrated kitchen has a tiled splashback, and teal floor and wall mounted cabinetry, paired with wood-effect counter tops for a fabulous and efficient workspace. The kitchen further boasts a selection of quality appliances including a stainless steel four-burner hob and oven. There is quality herringbone wood-effect flooring which flows through the kitchen giving it a sophisticated feel.

Situated beside the kitchen is a versatile living space - perfect for a sitting room or dining room. Patio doors allow a wealth of natural light to flow through the space and into the kitchen. Off the kitchen, a convenient utility room follows through into the rear gardens. A w.c and generously proportioned family room also occupy the ground floor, along with excellent built-in storage facilities.

Four generously sized bedrooms occupy the upper floor. Bedroom one is an impressive double room, complete with storage and en-suite shower room. Double-glazed Velux windows offer a stylish feature, whilst also providing plenty of natural sunlight and a comfortable and airy ambience. Bedrooms two, three and four are all bright generously proportioned rooms; each offering built-in storage facilities. A partially tiled family bathroom offers a three-piece suite, complete with bathtub, overhead shower, w.c and wash hand basin. This is a useful vanity unit within bathroom, providing useful storage space.

The rear garden has been well maintained with various outdoor spaces including a patio area, raised beds and good-sized drying green. For the kids, old and young, a self-contained play park including swings and a climbing frame also occupy the rear garden. This fabulous garden provides plenty of space for all members of the family and is perfect for enjoying the summer months outside.

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.

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