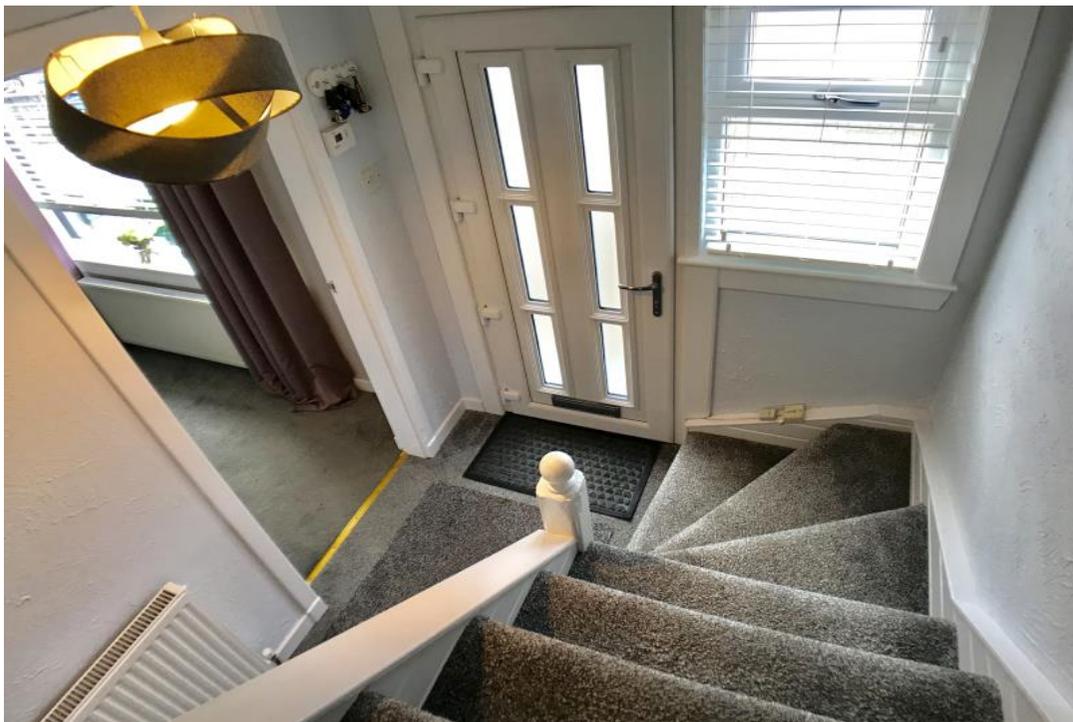
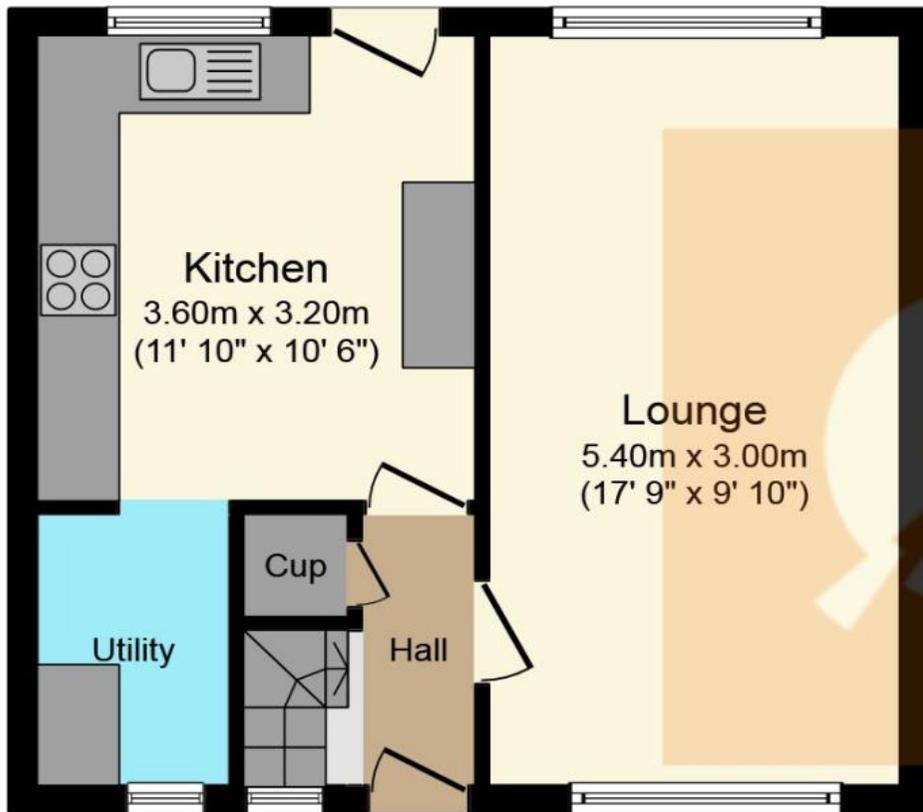




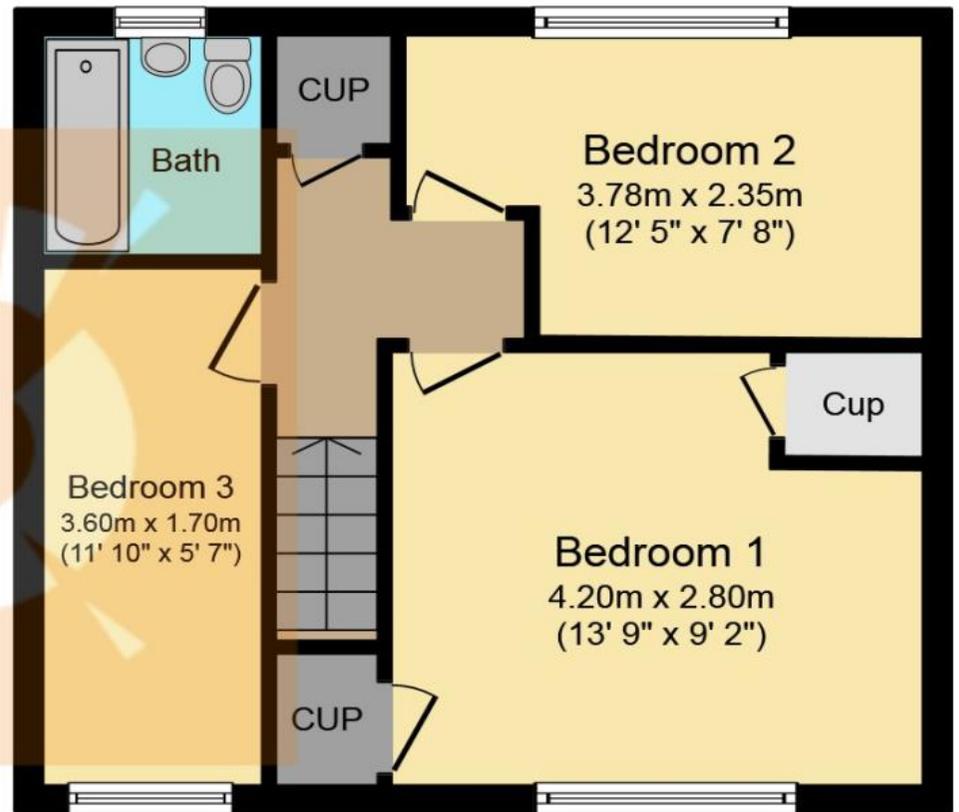
Hagthorn Avenue, Kilbirnie

Offers Over £78,000





**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

**\*\*\*DELIGHTFUL & FABULOUSLY SPACIOUS 3 BEDROOM FAMILY HOME\*\*\*** Beautifully presented mid-terrace with new double-glazing. This is a rare opportunity to acquire a substantial property in a highly desirable Kilbirnie Street. Please call your local estate agents, The Property Boom for more details.

This truly is a fabulous family home which has an abundance of space, natural light and is presented to the market in immaculate condition. Upon entering via a two-car mono block driveway, you quickly realise that no expense has been spared on this well-maintained property.

The wonderful open-plan lounge / dining area is exceptionally bright and spacious with dual aspect window formations that allow natural light to flood in. The attention to detail is superb with fresh décor and a contemporary featured wall.

The impressively spacious dining kitchen features floor mounted cabinets with newly fitted modern worktops and kick plates. There is a designated space for a plumbed in washing machine and standalone cooker. The fabulous kitchen also boasts a separate utility room which provides ample space for a fridge freezer and tumble dryer. A large double-glazed window formation and door fill the kitchen with natural light and offers access to the rear of the property.

The easily maintained back garden has a splendid patio area which is ideal for outdoor entertaining in those summer months.

The upper hall level gives access to 3 great sized bedrooms. The master bedroom is a beautifully presented room with built in cupboards. The further 2 well-presented bedrooms enhance this fabulous family home.

The superbly finished family bathroom consists of elegant white sanitary ware, w.c. whb, and stylish bath with shower and glazed screen. The bathroom has been presented immaculately.

All rooms have new double glazing and gas central heating giving them a lovely warmth. Storage throughout the home is excellent with numerous cupboards.

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.

**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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