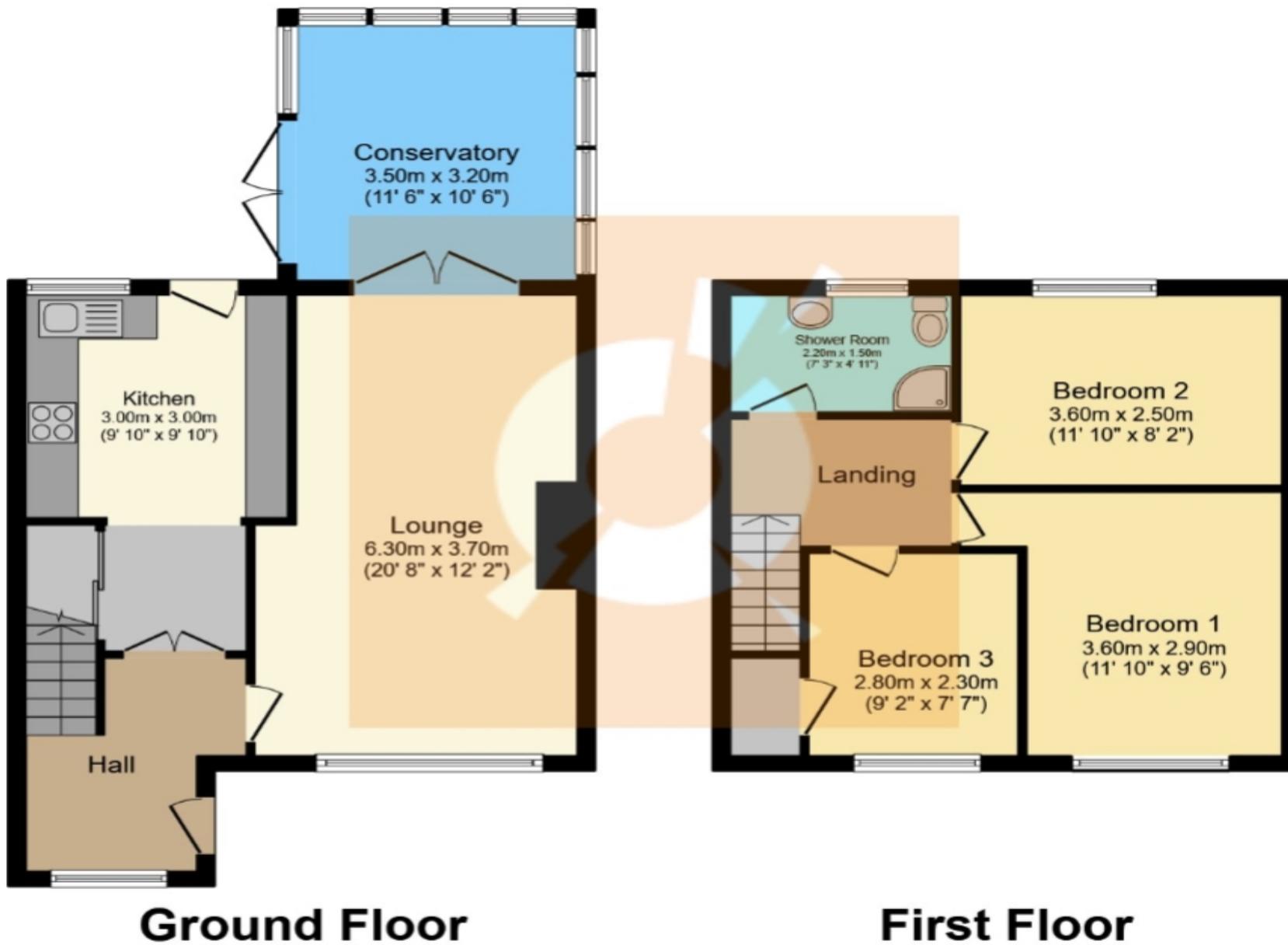




22 Loadingbank Court, Kilbirnie

Offers Over £119,995





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

THE PROPERTY

Welcome to No 22 Loadingbank Court. This fabulous property has been presented to the market in walk-in condition, occupying a sizeable end terrace plot. The home has been tastefully decorated throughout and offers spacious accommodation for first-time buyers, growing families, and professionals alike.

To the front of the home is a well maintained, low maintenance garden featuring both patio and chipped areas. Into the home you are greeted by a welcoming reception hallway with quality wooden flooring which flows through to the lounge. The lounge has been tastefully decorated with neutral tones throughout offering a relaxing space to unwind. A real feature of the room which draws the eye is the decorative fireplace with inclusive gas fire. Additionally, the room benefits from a large, triple-glazed window which allows plenty of natural light to brighten the space.

A stylish set of French doors leads through to superb conservatory extension. Again, styled in neutral tones with complimentary wooden floors, this room offers plenty of functional space that can be utilised as a games room, workout area, additional family room or however you see fit. This room is flooded by an abundance of light and host to scenic garden views thanks to the surrounding triple-glazed windows.

The ultra-modern kitchen is styled in an ever-fashionable monochrome colour palette. White units fitted are to both base and wall and in conjunction with dark granite effect worktops which are surrounded by black tiles, make for a both stylish and functional workspace. In keeping with the tone of the room, the floor is laid with sleek grey tiles. Modern, integrated appliances include a child-friendly induction hob and there is a standalone fridge freezer, dishwasher and washing machine which will all be included within the sale, making for an excellent first-time purchase.

Access to the upper level is via a novel tartan carpeted hallway with white timber handrail. On this level you will be greeted by three generously proportioned and lovingly styled bedrooms. Completing the first-floor level is the bright 3-piece shower room, comprising of shower with sliding enclosure, w.c. and square wash-hand basin with additional storage cabinet beneath.

The rear garden is fully enclosed and encompasses the generous corner plot, creating a secure yet fun environment for children and pets alike. Exiting the rear doors; you are greeted with a relaxing patio area. Progressing further you are welcomed to the main section of garden which benefits from low maintenance chipped and slabbed sections. The addition of the stylish decking along the back fence transforms the garden into an ideal space for both lounging and entertaining alike. Adjacent to this is a further picturesque lawned area.

An external Summerhouse is another great addition to the garden. Aptly named 'The House of Gin' by the current owners, this spacious outside room provides ideal functional place for a bar, studio/study space or however you see fit.

The property further benefits from gas-central heating and triple glazing throughout, providing all rooms with delightful 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