



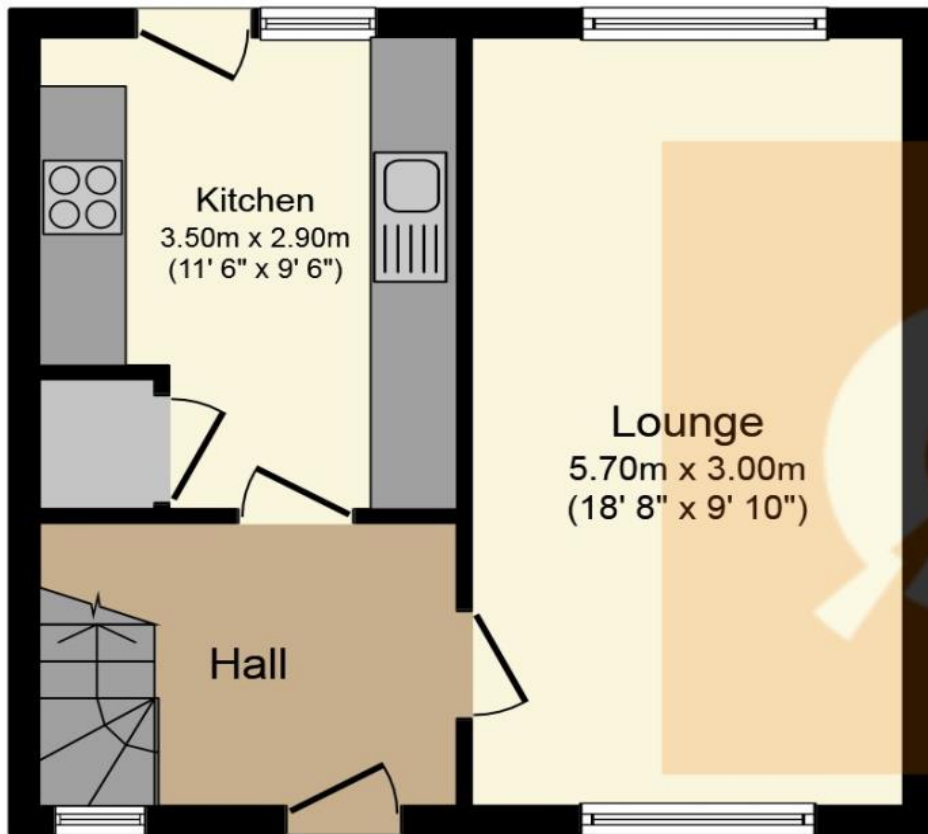
26 Keir Hardie Drive, Kilbirnie, KA25 6BD

Fixed Price £69,000

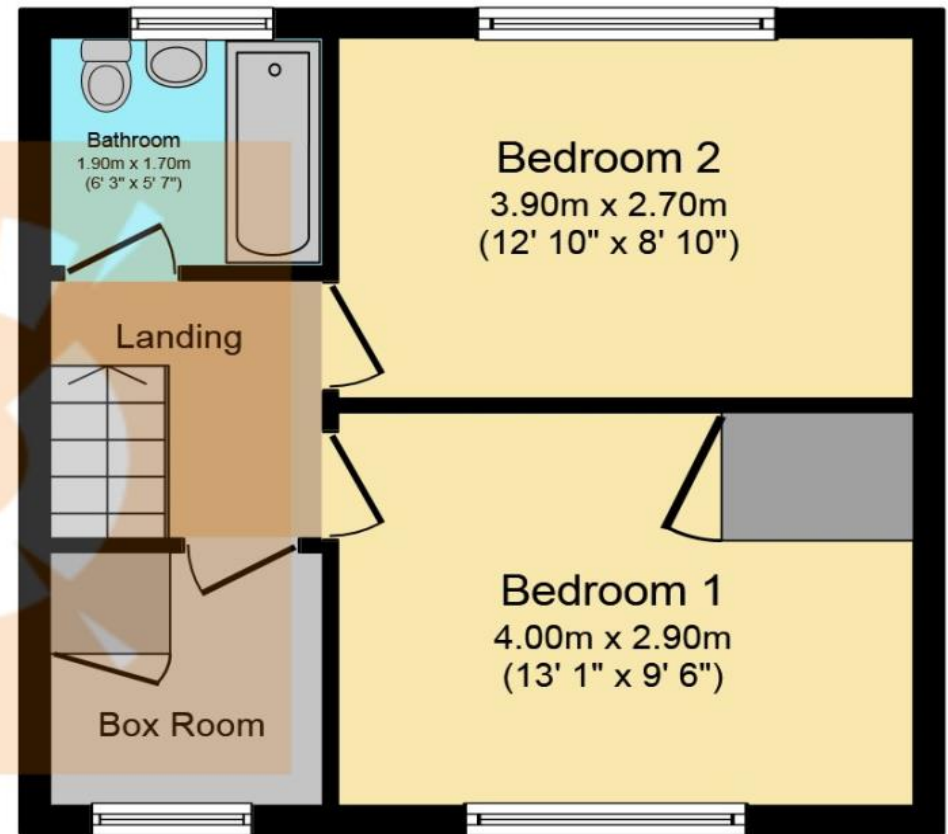








**Ground Floor**



**First Floor**

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

## THE PROPERTY

**NEW FIXED PRICE \*\*\*Fantastic Family Home\*\*\* Recently fitted double glazing \*\*\* Located in child friendly cul-de-sac and within short walking distance of local primary school and recreational park. 2 bedrooms plus boxroom. Please contact your local estate agents The Property Boom for more details of this charming home.**

The property is entered via a recently installed UPVC double glazed white door that offers access to a warm and welcoming hallway, elegant lounge and modern kitchen. The superbly spacious lounge has a focal point gas fire and large dual aspect double glazed window formations engulf the room with natural light.

The modern fitted kitchen with numerous beech effect wall and floor mounted kitchen units are complimented beautifully by the contrasting dark marble effect worktops and offer great storage. Included in the sale is a built in Oven, grill, electric hob and cooker hood. There is also space for a washing machine, dishwasher and fridge freezer. A large walk in storage cupboard can be found in this generously proportioned kitchen.

The kitchen offers access to a well-maintained back garden with a sociable decking area that is ideal for outdoor entertaining and dining alfresco in those summer months and driveway provides private parking to the front.

The upper level of this fabulous family home has two generously proportioned double bedrooms and a box room. The family bathroom has elegant 3-piece white glazed bathroom suite with shower over bath. Each room benefits from gas central heating and recently fitted 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.**

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