

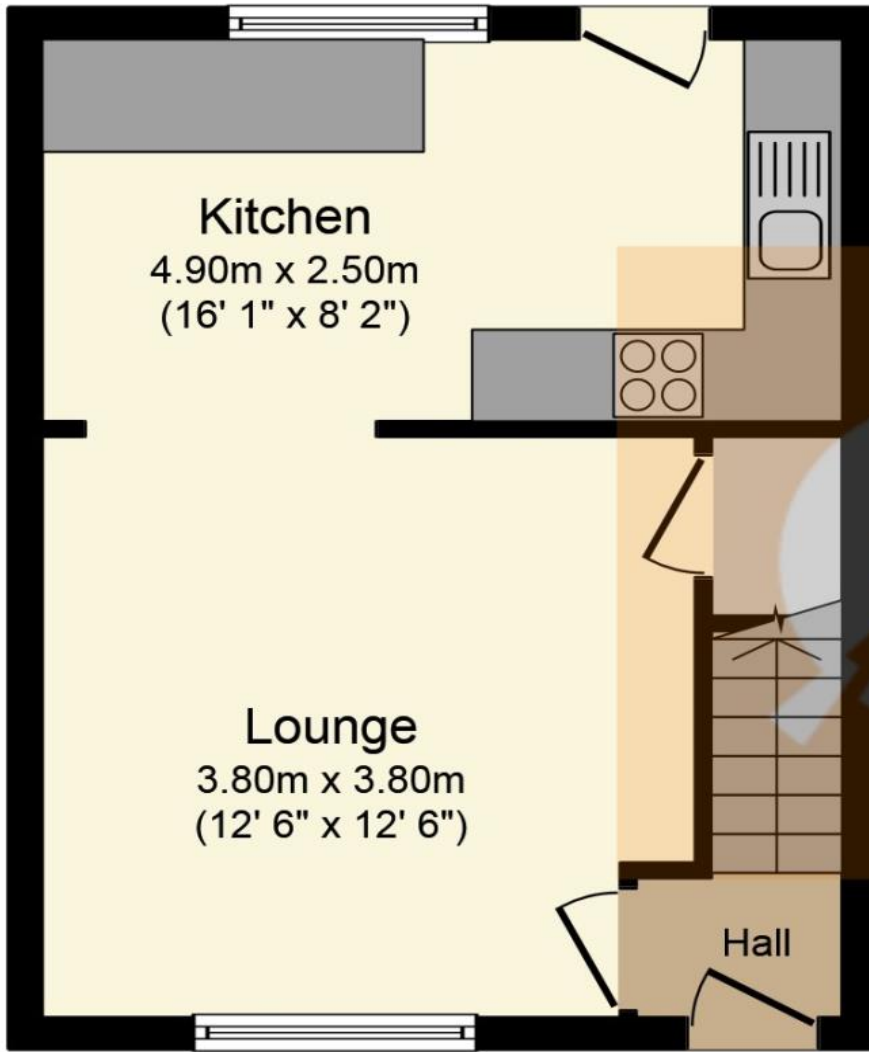


32 Central Ave, Kilbirnie

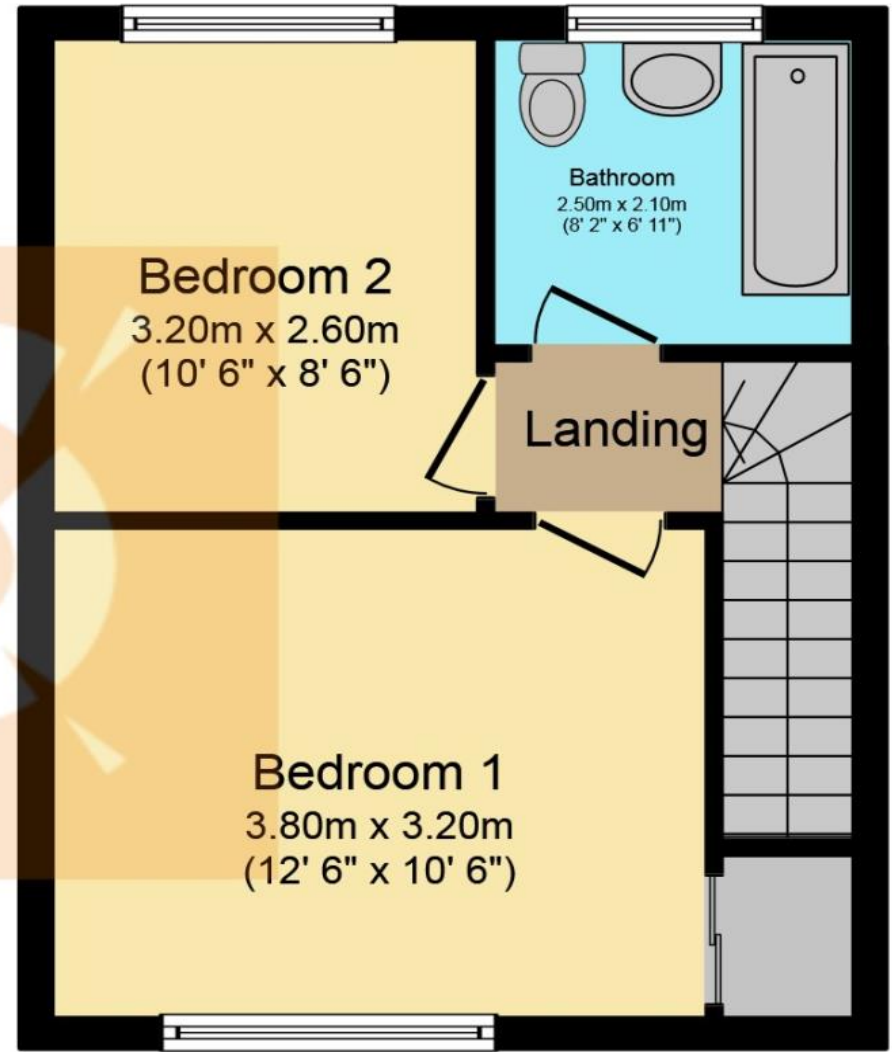
Offers Over £73,500







**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 Mid-Terrace\*\*\*** The Property Boom are delighted to present this great family home with 2 spacious double bedrooms. Excellent first time purchase in a popular Kilbirnie locale. Please call your local Estate Agents The Property Boom for much more information and the Home Report.

Situated in the sought after Garden City area of Kilbirnie, this property is presented in immaculate condition. To the front of the property you'll find a private driveway with fresh decorative gravel and externally the property has recently been painted.

Entering via the double glazed door to the welcoming entrance hallway, you'll find the bright and sunny lounge which has been tastefully decorated in lovely neutral tones with the theme carried seamlessly into the Dining Kitchen via the feature archway.

The contemporary Dining Kitchen has been newly fitted with hi gloss 'latte' finish cabinetry and marble effect flooring that compliments the units perfectly. Oak butcher block style counter tops, white tiled splashback and breakfast bar make it perfect for entertaining whilst cooking. A double glazed door leads from the kitchen to the child friendly back garden which is very low maintenance. Timber fencing and decorative gravel, plus paved patio area for when you get the opportunity to sit in the sun.

A carpeted staircase with timber bannister offers access to the upper level. The Family Bathroom is pristine, with white 3 piece sanitary ware consisting of bath with gas powered shower, w.c. and wash hand basin. The bath area benefits from stylish wet wall and the chrome fixtures are the perfect finish.

The 2 double bedrooms are tastefully presented and freshly decorated, with the master bedroom benefitting from built in mirror wardrobes and feature wall coverings.

This charming mid-terrace property offers a beautifully presented living space which maximises the natural light giving a bright airy ambience throughout the home. It's the perfect first time purchase or investment opportunity.

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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