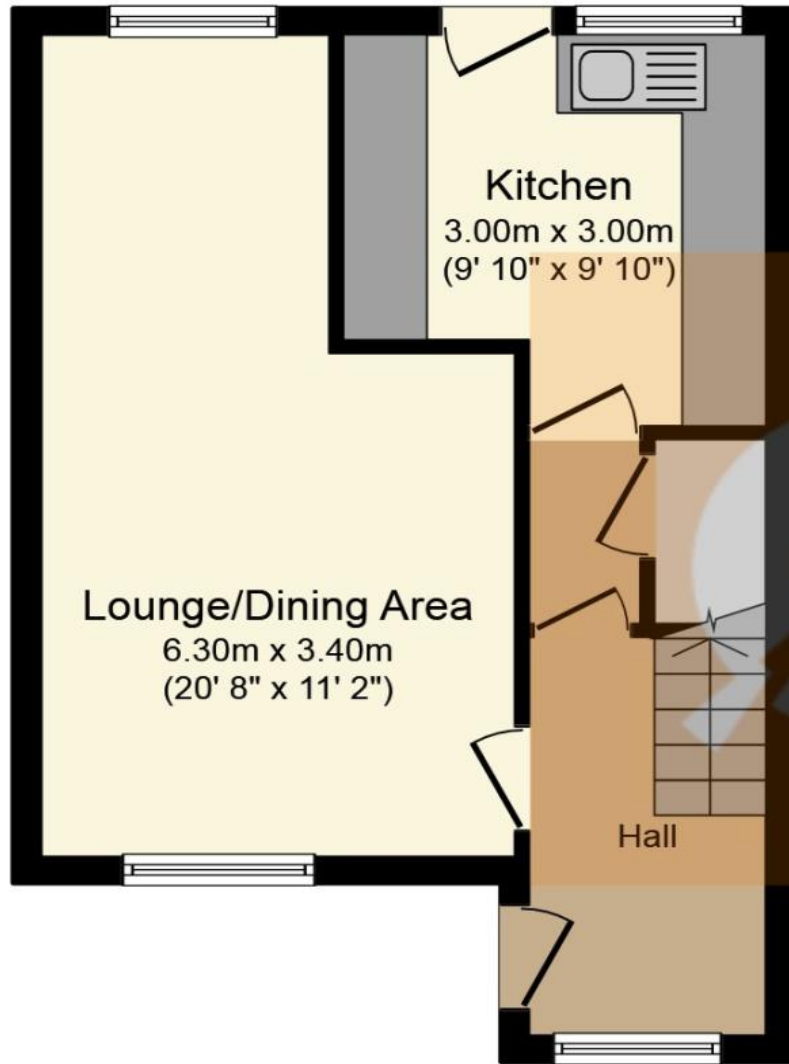




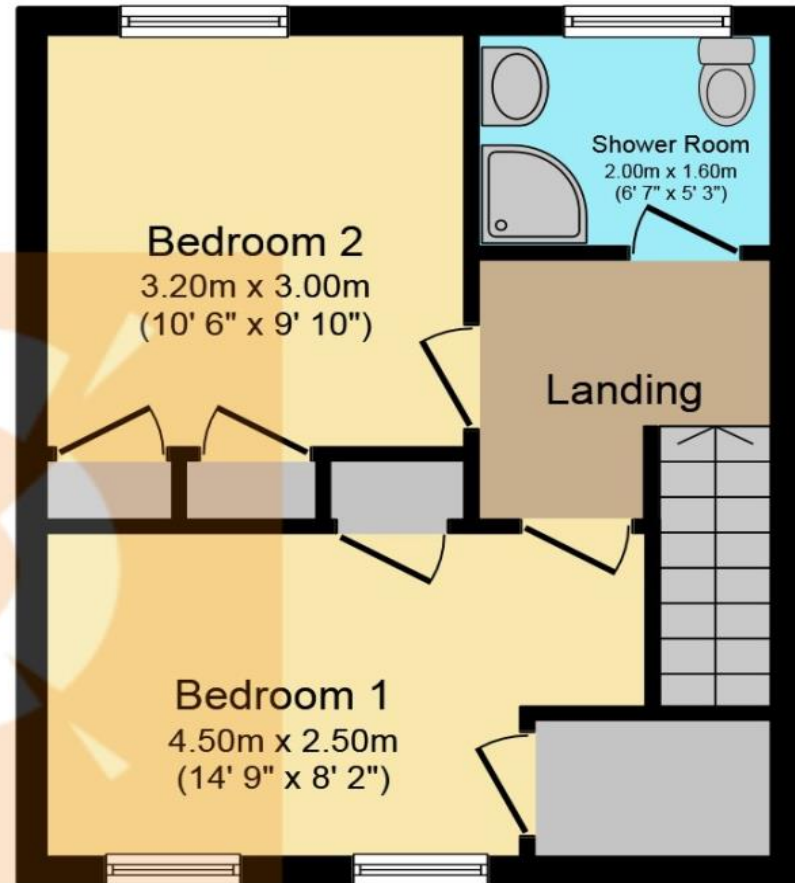
36 Sunderland Court, Kilbirnie

Offers Over £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

WALK IN CONDITION. 2 Bedroom end terrace home with newly fitted kitchen and shower room. It's perfect for the first time buyer and we very much recommend early viewing. Please call your local Estate Agents The Property Boom for much more information and the Home Report.

This great property has the enviable end terrace corner plot and has been recently upgraded throughout.

The front garden is low maintenance with decorative gravel and mature shrubbery and to the side of the property there is a private driveway.

Upon entering the reception hallway, you'll see immediately that no expense has been spared and the property is presented in walk in condition.

The spacious lounge has a lovely focal point feature wall mounted fire and opens to the Dining Area. The dual aspect window formation provides great natural sunlight making this a lovely living space.

The recently fitted Kitchen certainly has wow factor with an abundance of white hi gloss cabinetry providing loads of storage space. The mosaic tiled effect splashback and contrasting black counter tops set things off beautifully alongside the chrome fittings and flush ceiling spotlights. Included in the asking price are newly installed washing machine, dishwasher, fridge, freezer, electric oven and hob – perfect for the first time buyer.

A upvc door provides access to an easily maintained back garden with paved patio area and useful timber shed.

The upper hall gives access to two double bedrooms and the family bathroom. Both bedrooms are tastefully decorated in neutral tones.

The immaculately presented stylish shower room has also recently been installed and consists of a three-piece suite of elegant white sanitary ware with walk in corner shower cabinet, wash hand basin contained within a stylish vanity unit and w.c. The shower room is fully tiled to ceiling height and the floor, and is absolutely pristine.

Flooring in the home is a combination of quality wood effect flooring, carpet and tiles. The property further benefits from double-glazing and a gas central heating which has been recently installed, giving each room a cosy feel.

Ideally situated 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