



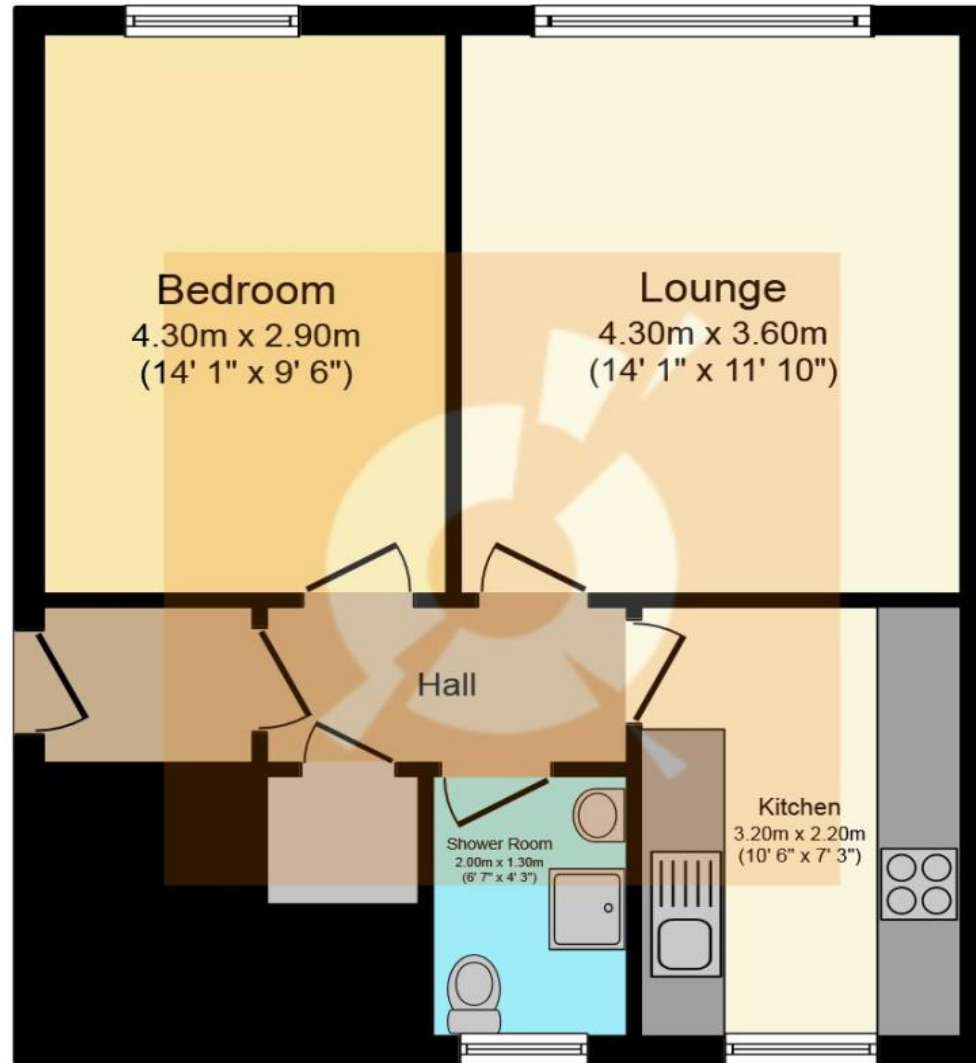
37 Glenriddet Avenue, Kilbirnie

Offers Over £34,500









## Floor Plan

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

## THE PROPERTY

Recently RE-ROOFED and NEW RENDERING. Fabulous Investment Opportunity. NO CHAIN. Please call your local estate agents, The Property Boom for more details. Thank you.

Situated in a sought after, quiet Kilbirnie neighbourhood, The Property Boom would like to welcome you to No. 37 Glenriddet Avenue. Ideal property for those either down sizing, investing or a first time purchase.

The entrance porch, accessed via a tasteful upvc door provides access to the hallway and the rooms beyond.

The Lounge is a bright sunny room and there are is a spacious double bedroom, benefitting from built in storage.

The modern fully fitted kitchen has loads of storage space within the lovely oak effect cabinetry with contrasting cream marble effect counter tops. This is a great first time purchase, as included in the sale is a stand alone electric cooker, fridge freezer and washing machine.

The shower room, which is tiled to ceiling height, has a walk shower cabinet, wash hand basin and w.c.

Externally, there is a great low maintenance front garden presented with decorative gravel, and to the rear is an area of garden that's allocated to the property along with a useful timber shed.

The property has double glazing and has gas central heating in place. It also hugely benefits from recently having been re roofed and new rendering. Whilst the property could benefit from an element of internal upgrading with decor, this is very much reflected in the highly competitive asking price.

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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