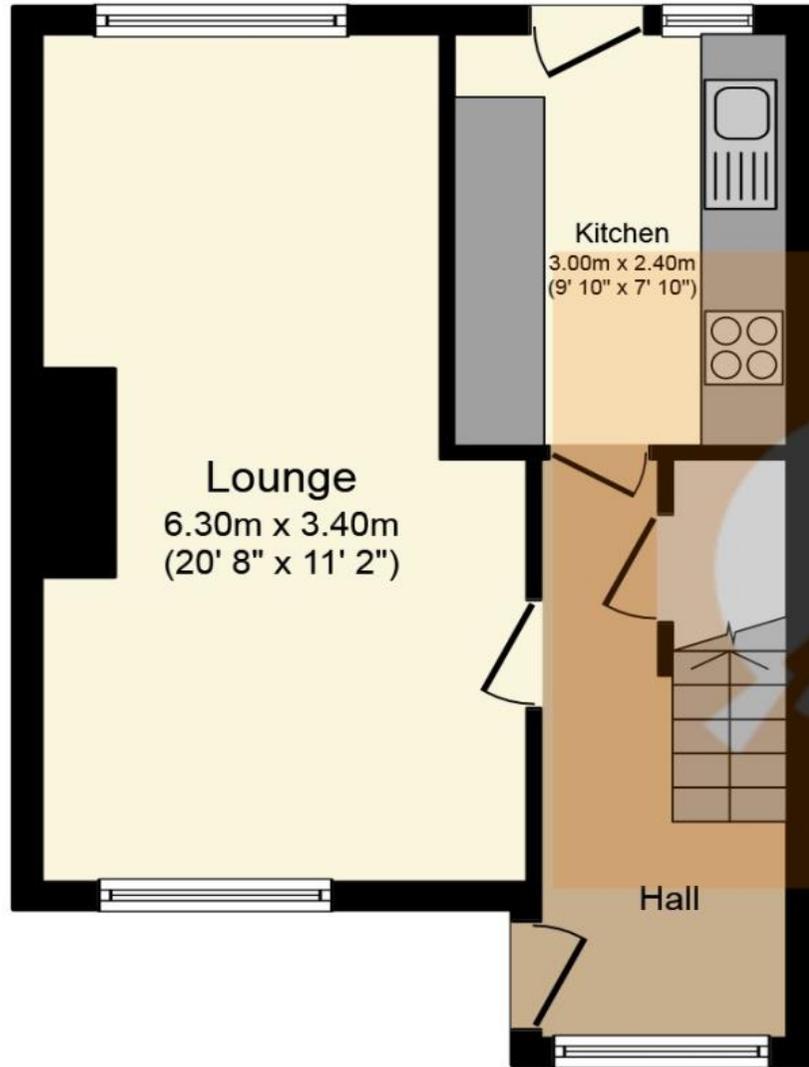




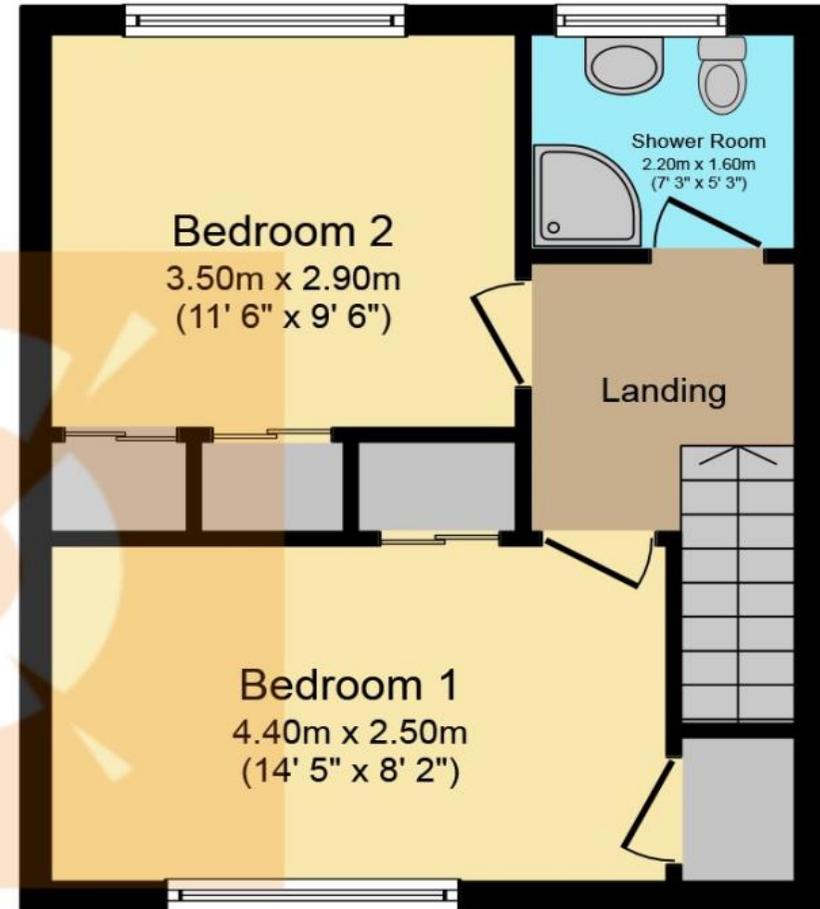
12 Garnock Court, Kilbirnie

Offers Over £70,000





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

Lovely end terrace property in desirable Kilbirnie locale. Charming gardens to front and rear and beautifully presented throughout. Please contact your local Estate Agents The Property Boom for more information.

If you are looking for a lovely 2 bedroom home, then you have just found it. Welcome to No. 12 Garnock Court and this great end of terrace property.

The welcoming entrance hallway, entered via double glazed door has masses of natural sunlight filtering in from the large double glazed window. Tastefully presented in neutral tones and with quality wood effect flooring which is carried seamlessly through to the spacious Lounge, which has ample scope for dining. Dual window formation again allow for lots of natural light and the stylish warm neutral tones are also present in the lounge.

The Kitchen has stylish fitted white cabinetry providing ample storage space and contrasting black granite effect counter tops and hi gloss black tiled splashback. Stainless steel sink with mixer tap, and the kitchen is plumbed for a washing machine. Access to the back garden area is from the kitchen via a double glazed door.

Upstairs you'll find the Family Bathroom and 2 double bedrooms. Upstairs is accessed via a carpeted stairway with stylish flooring and timber bannister.

The contemporary Family Bathroom with white 3 piece sanitary ware has walk in shower cabinet with mains gas shower, w.c. and wash hand basin and benefits from being tiled to ceiling height. Chrome fittings, including heated towel rail are the perfect finish.

The 2 double bedrooms are particularly spacious, with the master benefitting from built in storage.

The manicured gardens are a credit to the current owners and are easily maintained. To the front, the garden has a timber fence, and a lawned area with a decorative gravel border and paved pathway. There are lovely mature shrubs in place. To the rear, there is a lawned drying green, decorative gravel, mature shrubbery and useful timber shed. The back garden also benefits from being enclosed by a timber fence.

This lovely accommodation provides a comfortable living space with a light airy feel to each room and we urge early viewing.

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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