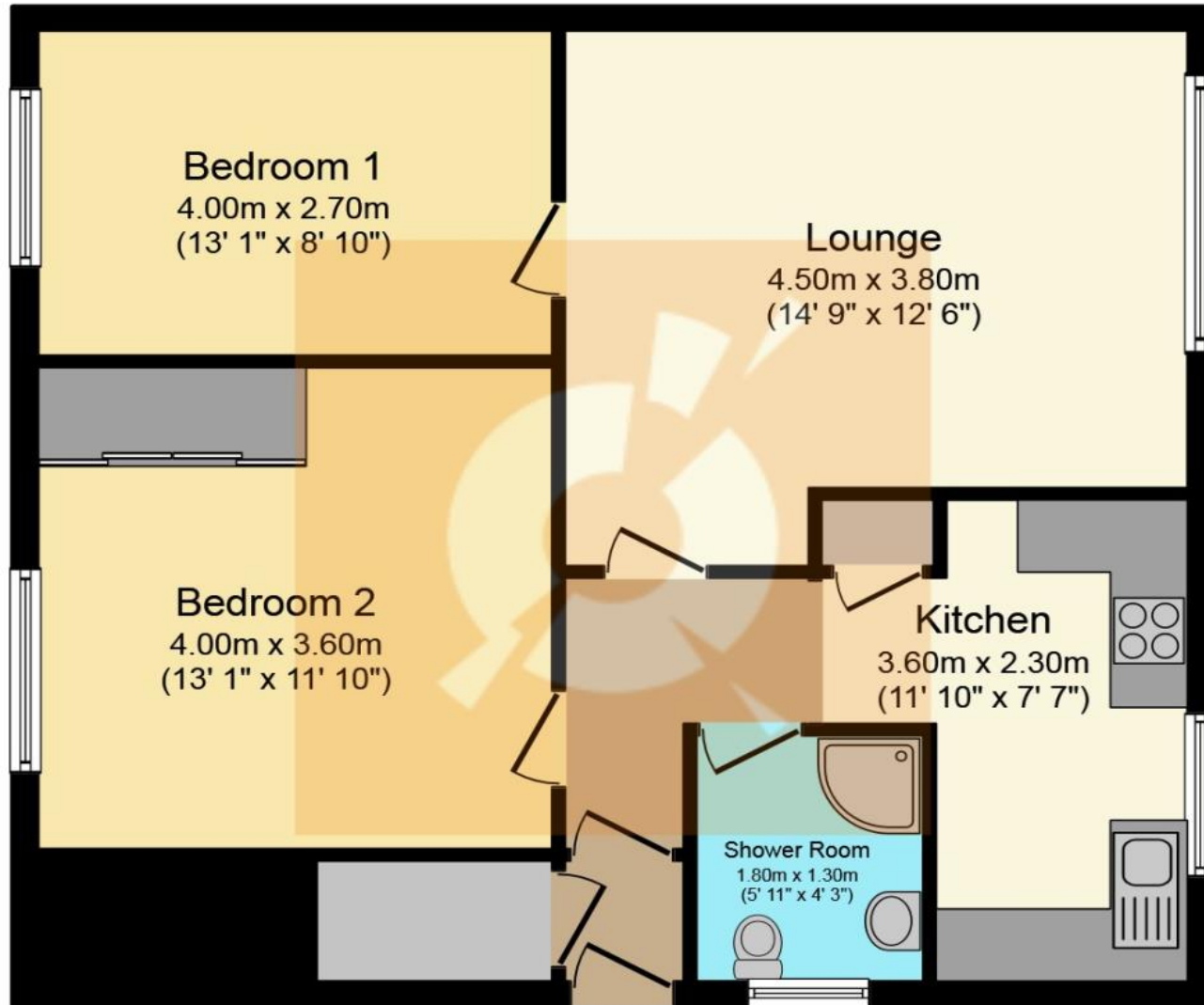




46 Munro Drive, Kilbirnie

Offers Over £45,500





Floor Plan

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

THE PROPERTY

*****FANTASTIC LOWER COTTAGE FLAT***** Excellent first-time purchase, all white goods included in sale. NEW ROOF, NEW RENDERING, NEW SHOWER ROOM. Superb local amenities. Exceptionally affordable. Please call your local estate agents, The Property Boom for more details. Thank you.

Welcome to No. 46 and this exceptionally affordable 2 bedroom lower cottage flat.

From the entrance porch, you'll find a sizeable hallway leading in the first instance to the Lounge with a stylish living flame focal point fireplace. The lounge is particularly bright and spacious and is decorated in neutral tones with wood effect flooring.

The modern fitted kitchen has loads of storage space in the beech effect cabinetry, with contrasting counter tops and tiled splashback. There is a 4 ring gas hob, electric oven and hood and white goods are included in the sale making it the ideal first time purchase.

The contemporary Shower Room consists of white 3 piece sanitary ware including spacious walk in corner shower cabinet, w.c. and wash hand basin contained within a useful vanity unit. The shower room further benefits from chrome fixtures and fitting and a glamorous wet wall finish.

There are two spacious double bedrooms, with bedroom 2 having tasteful mirrored wardrobes in place. Both are presented with subtle neutral décor and wood effect flooring.

The property has an extensive parking area to the side, private easily maintained garden to the front and a shared drying green to the rear, with another huge benefit of having recently been re-roofed and new rendering.

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.**

www.thepropertyboom.com

70 West Regent Street, Glasgow, G2 2QZ

Tel: 0333 900 9089 / Email: smile@thepropertyboom.com