



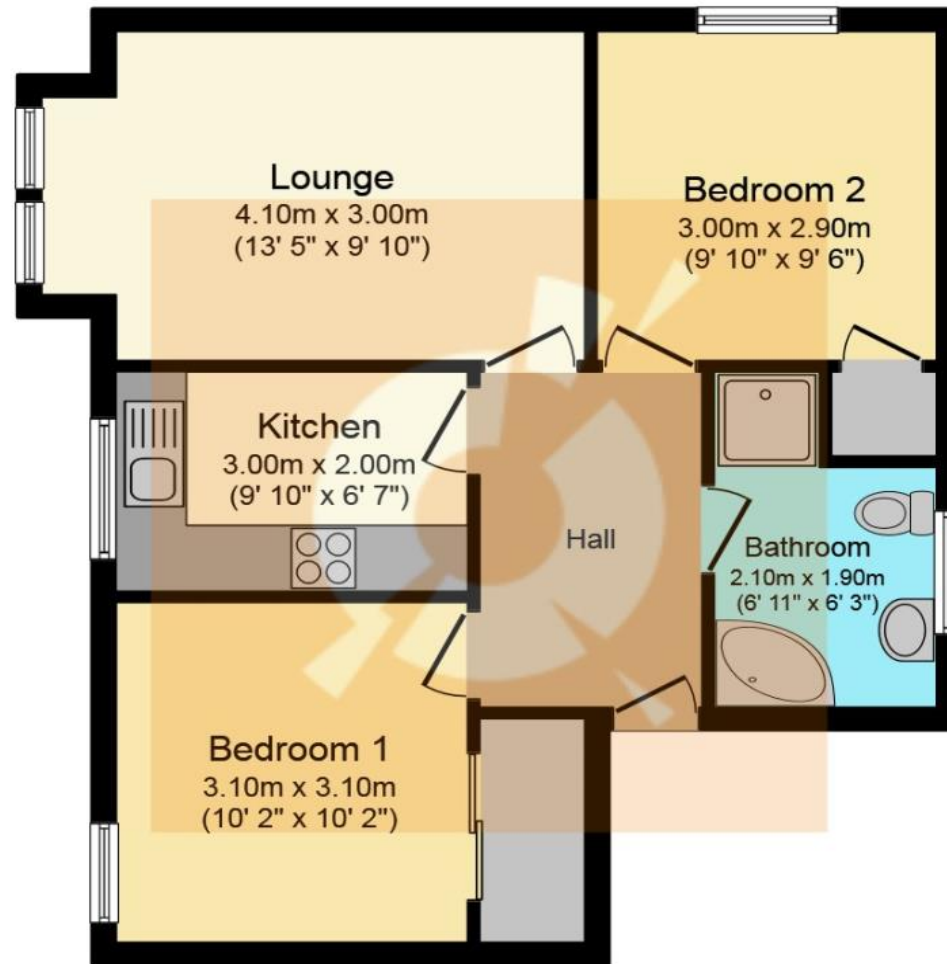
6 Station Court, Glengarnock

Offers Over £59,500









## Floor Plan

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

## THE PROPERTY

**\*\*\*GROUND FLOOR APARTMENT\*\*\*** Excellent property for first time buyers, investors or ideal retirement home. Great for commuting and very affordable. Please call your local estate agents, The Property Boom for more details. Thank you.  
Welcome to Station Court and this fantastic two bedroom ground floor apartment, presented to the market in walk in condition.

Entered via a sizeable hallway decorated in warm neutral colours which is very much a useable area and offers ample space for dining or other uses. The particularly spacious front facing Lounge is a sunny room with neutral décor, and the modern fitted Kitchen provides lots of storage space within the beech effect cabinetry and has contrasting granite effect counter tops and splashback. It has a breakfast bar, integrated fridge, freezer, washing machine, plus electric hob with oven and grill. The kitchen also has a black composite sink with chrome mixer taps and coordinating wood effect flooring.

The 4 piece bathroom certainly has wow factor and the white sanitary ware consists of a corner bath, separate walk in shower cubicle with gas powered shower plus w.c. and wash hand basin contained within a stylish vanity unit.

There are two spacious well presented double bedrooms, with bedroom 1 further benefitting from built in storage.

Our clients have installed gas central heating within the property and it also has a storage area on the landing.

Glengarnock has a host of great local closeby, including a health centre and well-known supermarket. The property is also within the catchment area for the newly built Garnock Community Campus which combines nursery, primary and secondary education alongside a 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 literally on the doorstep 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