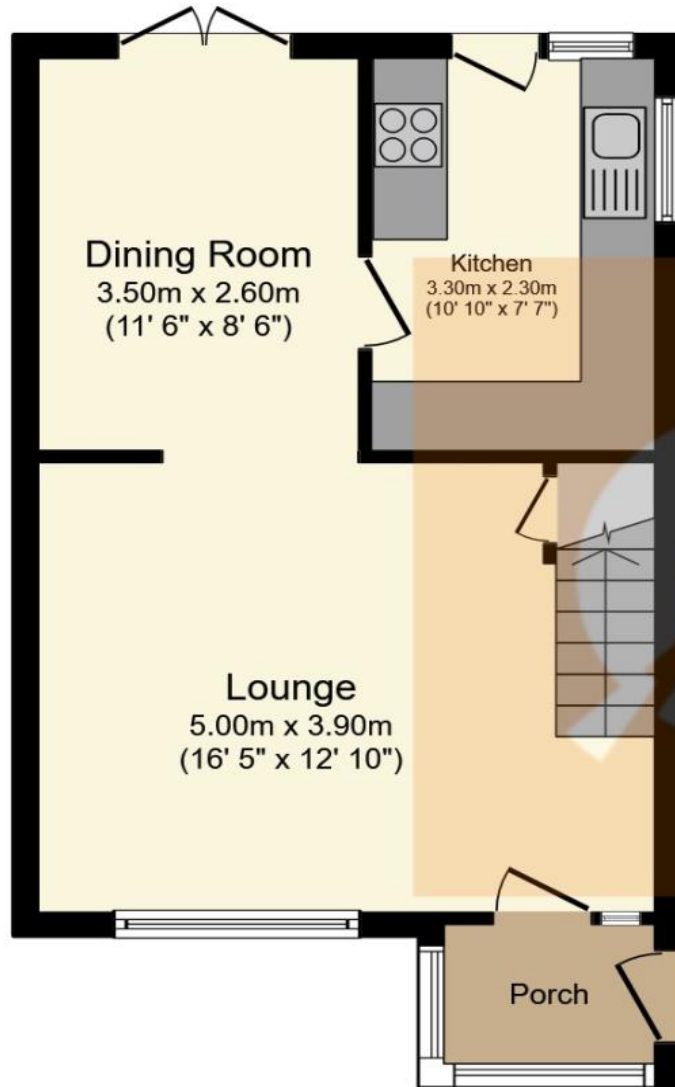




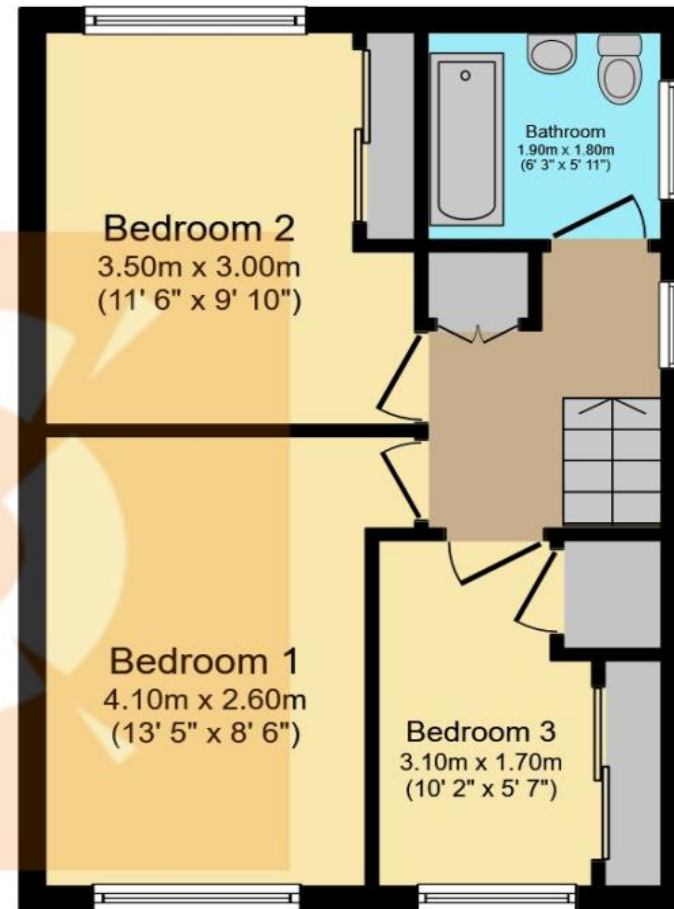
69 Herriot Avenue, Kilbirnie

Offers Over £115,000





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

***** FABULOUS SEMI-DETACHED VILLA WITH GARAGE***** This superb 3-bedroom accommodation sits on a substantial plot within a quiet cul-de-sac location. Boom would highly recommend an early viewing as this property will be in high demand.

A superb opportunity has arisen to purchase a beautiful 3-bedroom property in a charming and highly desirable Kilbirnie locale. Upon entering the welcoming entrance porch, you gain access to the spacious lounge with a large window formation that engulfs the room with natural light and has views out to the front of a large driveway and manicured lawn.

The modern fitted kitchen has numerous wall and floor mounted units which offer excellent storage and the beech effect cabinets are complimented beautifully by the light worktops. A double-glazed door offers access to a superb back garden. A separate dining room is conveniently located next to the kitchen with French doors that lead seamlessly to a large patio area which is the ideal place for outdoor entertaining and dining alfresco. The wonderful garden is predominantly laid to lawn and has a useful garden shed.

The upper hall gives access to two good sized bedrooms and one single room. The three-piece bathroom suite consists of white sanitary ware with shower over bath, wash hand basin and w.c.

The property further benefits from double-glazing and gas central heating giving each room a cosy feel. To the front of the property is a beautiful garden with decorative planting, a multi car driveway and to the side is a fabulous garage.

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 40 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