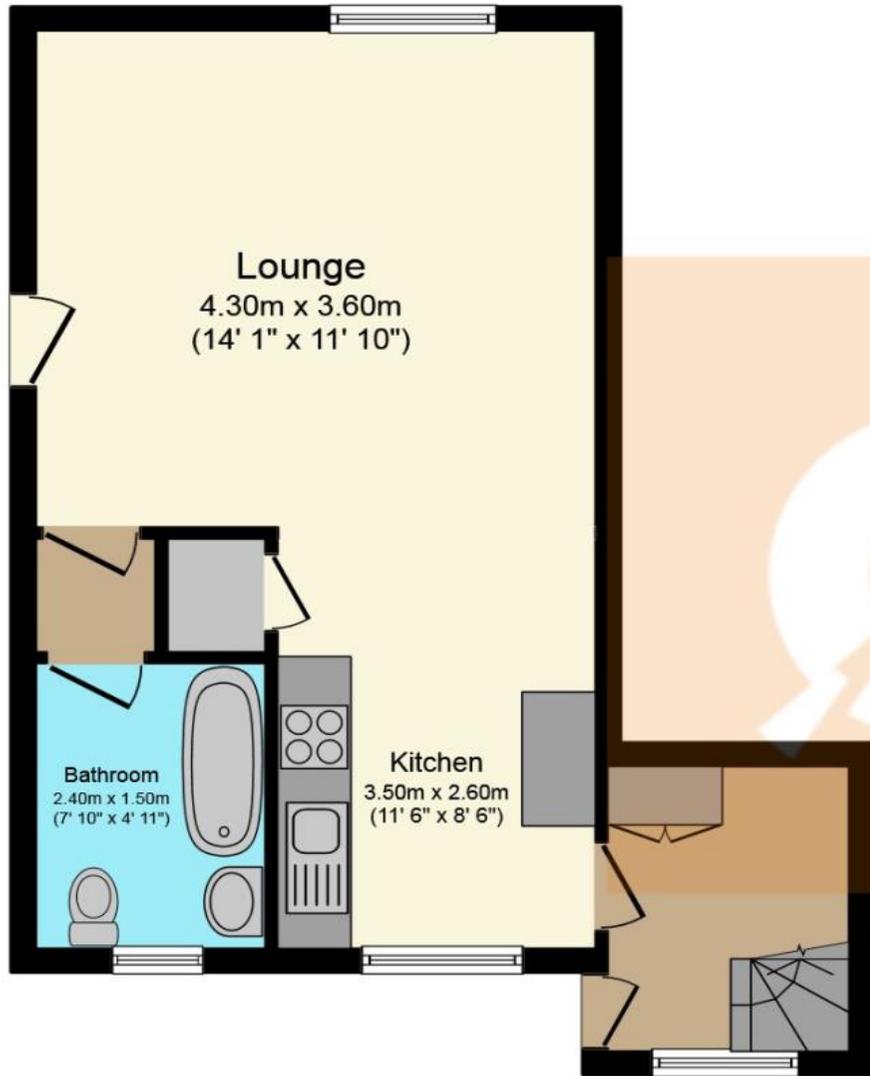




28 Cochrane Street, Kilbirnie

Offers Over £86,500





**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

Welcome to No. 28 Cochrane Street and this charming, seldom available mid-terraced 2 bedroom traditional stone-built villa.

On the ground floor, you'll find that the lounge is incredibly spacious and presented with calming, neutral décor.

Off the lounge, there is a conveniently located dining kitchen. The contemporary kitchen with featured spotlighting has an abundance of white cabinetry providing masses of storage space and is complimented perfectly with the solid timber counter tops and tiled splashback. There is a 4-ring gas hob with electric double oven/grill and stainless-steel hood plus integrated fridge freezer. The kitchen is plumbed for both a dishwasher and a washing machine and has a feature Belfast sink with chrome mixer top. The kitchen has ample space for dining and looks over the back-garden area.

The upstairs rooms are accessed via a carpeted staircase with tasteful, traditional style timber banister and has a delightful feature stained glass window.

The master bedroom is particularly spacious and has a charming feature fireplace and further benefits from an En-Suite shower room consisting of a walk-in shower cabinet with mains fitted shower, W.C. and wash hand basin. Low maintenance wet wall is installed and finished with chrome fittings.

Also, upstairs, you'll find a second double bedroom with deep windowsill and double-glazing which overlooks the back garden.

Externally, there is a shared drying green plus private garden grounds with area laid to lawn for easy maintenance and mature shrubbery.

There is plenty storage space throughout the home and there is a large attic which is largely floored, providing lots of potential.

We urge early viewing of this property, ideally located in Kilbirnie, which has a host of great local amenities including a health centre and well-known supermarket which is only a short walk away. 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 such as Ardrossan with the ferry to Arran is only 25 minutes' drive or a short train journey away. Only 15 mins to Largs and all its amenities with ferry to Millport and equidistant to both Glasgow and Prestwick Airports (approx. 30min drive)

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.

**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