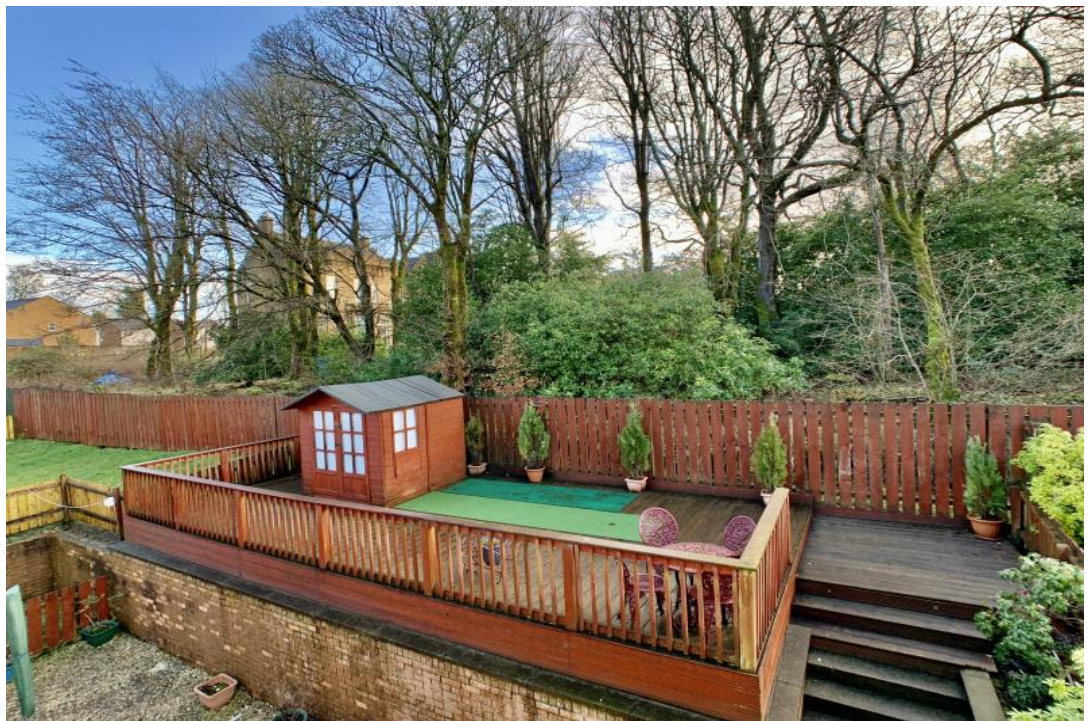
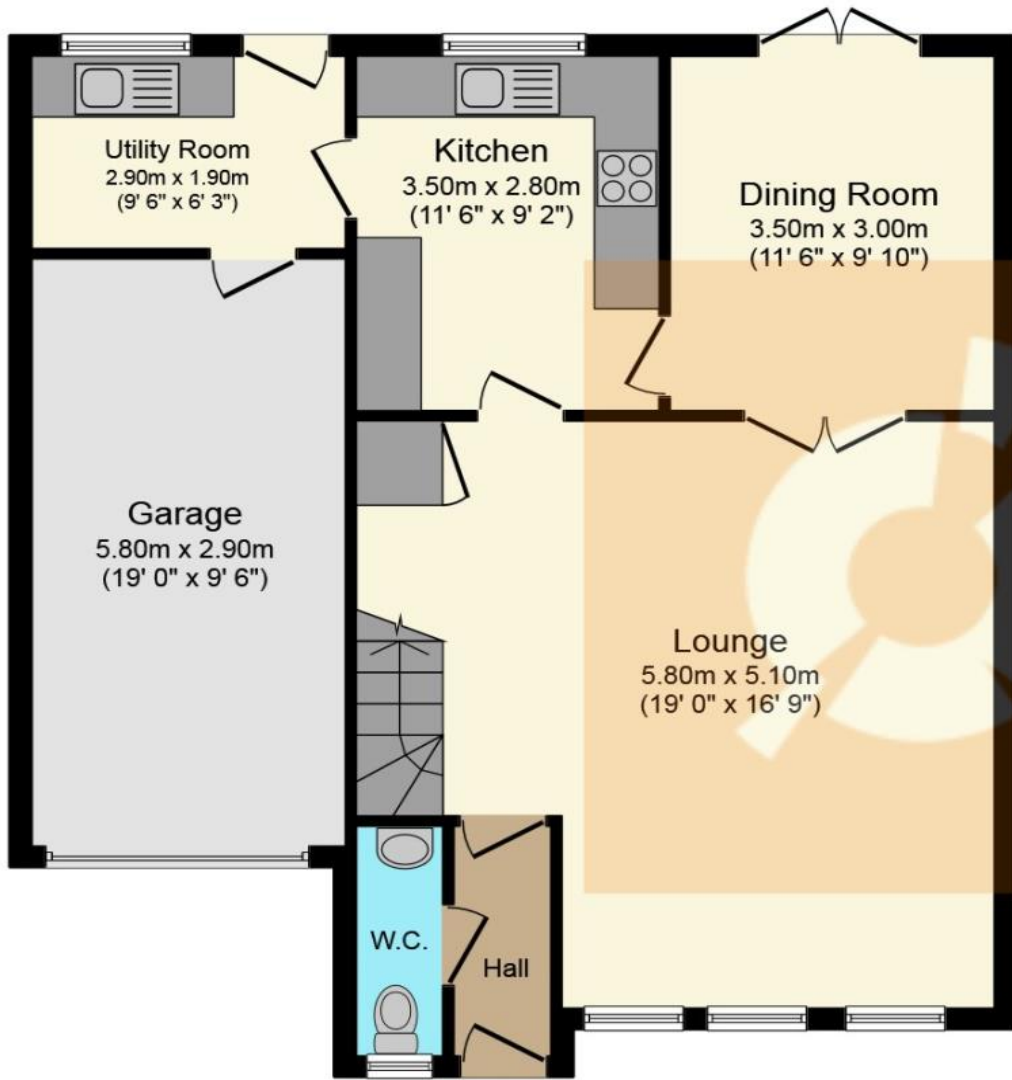




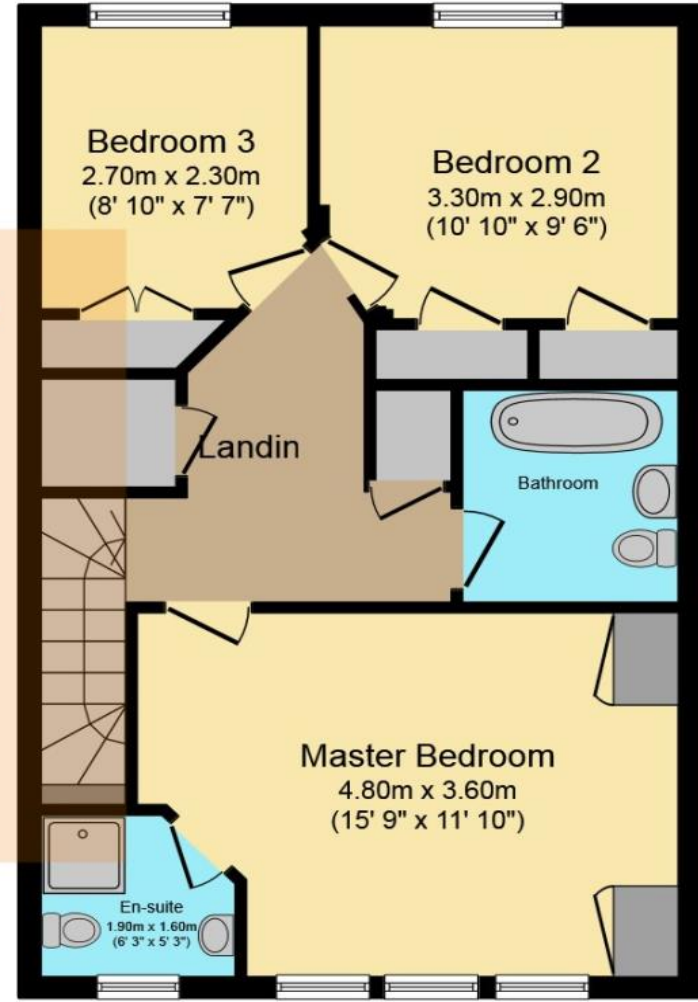
18 Broster Meadows, Kilbirnie

Offers Over £175,000





**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

**\*\*\*OUTSTANDING SEMI-DETACHED VILLA SET WITHIN HIGHLY DESIRABLE PRIVATE ESTATE\*\*\*** Boom North Ayrshire present to the market this generously proportioned 3 bedroom semi-detached villa with garage, driveway and open views. Please call your local estate agents, The Property Boom for more details.

Welcome to No. 18 Broster Meadows, an excellent 3 bed semi-detached family home with masses of space and natural light. Set within an exclusive private development with delightful open views.

A stylish UPVC door provides entry to the bright and airy reception hallway with calming, neutral decor. From the moment you walk in, you can't help but notice the impressive scale of this stunning accommodation. The superbly spacious family lounge has been elegantly decorated with neutral wall colours and fitted carpets to enhance the feel of bright airy spaciousness that you get when you first enter this property. Impressive ceiling heights and coving bring multitudes of character to this room and various double-glazed window and door formations engulf the entire room with natural light. From the lounge, clear glazed white doors offer access to the Family Dining Room, the perfect place to sit down and enjoy a meal with family and friends after a long day. French doors bring you out to the back garden featuring steps which lead you to a sociable decking area ideal for dining alfresco, as well as a charming summerhouse. The surrounding timber fencing makes for a child-friendly garden as well as granting lots of privacy, making this the ideal home for growing families and professionals alike.

The generously proportioned kitchen offers ample storage within its dark oak effect wall and floor mounted cabinetry. The kitchen consists of a stainless-steel sink with chrome tap, 4 ring gas hob with electric oven/grill, integrated fridge freezer, dishwasher and extractor hood.

A separate utility room can be found off the kitchen which provides further storage solutions within its dark oak effect, floor mounted cabinets. The utility room consists of a stainless-steel sink with chrome tap, under counter space for a tumble dryer and additional space for a fridge freezer. The door located in the utility room allows access to a private garage.

To complete the ground floor of this property is the bright W.C. featuring laminate flooring and a 2-piece white glazed sanitaryware to include a wash-hand-basin and W.C. The upper level can be accessed via a carpeted staircase with timber handrail leading to the landing which offers access to 3 spacious bedrooms with built-in storage, an en-suite shower room situated within the master bedroom, and a pristine family bathroom. The impressive master bedroom has been presented in immaculate condition with its warm, neutral carpets and wall colours and further benefits from an en-suite shower room consisting of a large walk-in shower cubicle, W.C. and wash-hand-basin and features a chrome heated towel rail. Large window formations can be found in the master bedroom which attract masses of natural light and built-in cupboards offer additional storage space.

The other two bedrooms have been tastefully decorated with neutral wall colours and fitted carpets and benefit from built-in storage. This property could easily be converted to a 4-bedroom home.

To complete this fabulous home is the pristine family bathroom with complete wall tiling and contrasting laminate flooring. The bathroom contains a 3-piece bathroom suite to include a shower-over-bath with glass screen, wash-hand-basin and W.C. Contemporary chrome fixtures and fittings can be found throughout.

Externally, the front garden of this property consists of sections laid to lawn making for easy maintenance and offers wonderful open views of the surrounding countryside, and further benefits from a built-in garage with up and over door.

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. **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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