



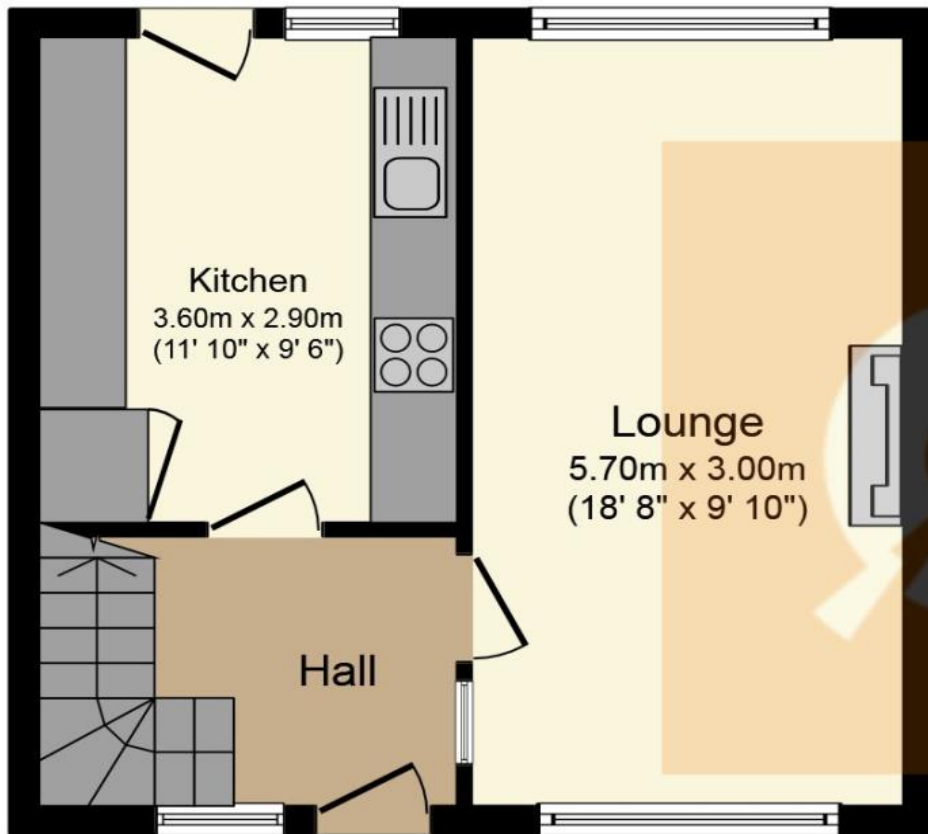
40 Castle Drive, Kilbirnie

Offers Over £69,000

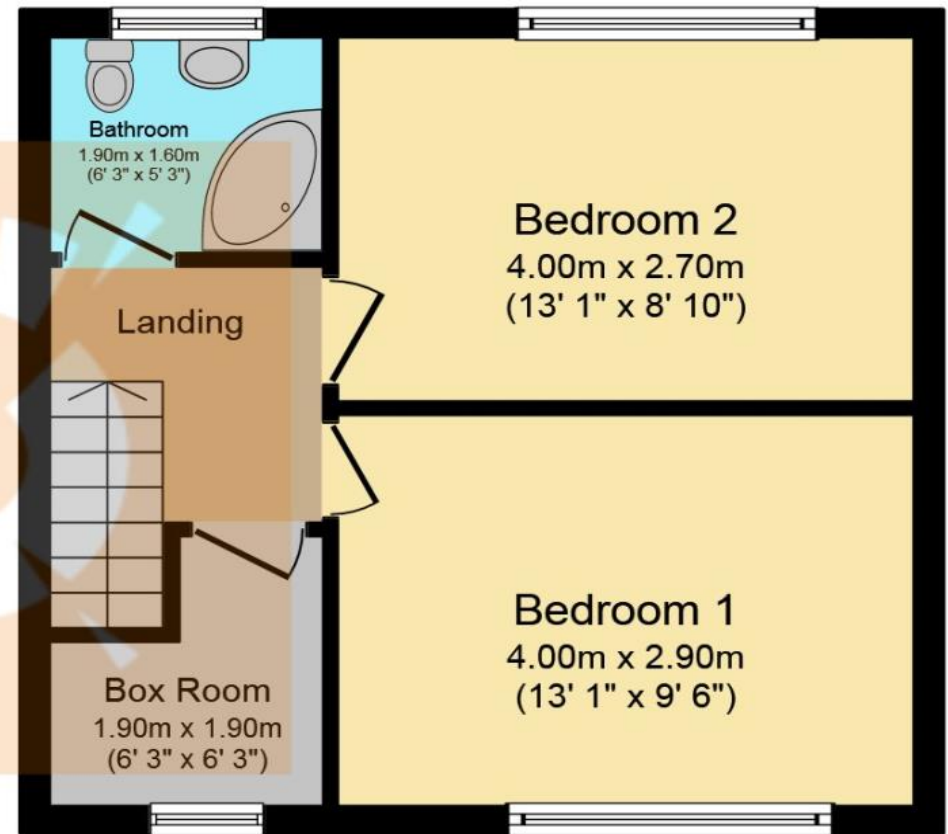








**Ground Floor**



**First Floor**

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

## THE PROPERTY

BOOM North Ayrshire are delighted to present to the market this superb, two-bedroom semi-detached family home with box room situated on great sized plot. Please contact your local estate agent, The Property Boom for much more information.

Entered through a stylish UPVC double-glazed door to a bright welcoming reception hallway presented in neutral tones and providing access in the first instance to the superbly spacious family lounge.

The lounge features dual aspect window formations which engulf the entire room with natural light, further enhancing the feeling of bright airy spaciousness that you get when first entering this property. A traditional fireplace with living flame gas fire can be found in the centre of this room, creating a cosy warmth as well as the perfect space to relax and unwind with family and friends after a long day.

The ultra-modern kitchen has been fitted with light oak effect wall and floor mounted cabinetry to provide ample storage space and contrasting counter tops offer generous workspace. The kitchen includes a stainless-steel sink with chrome mixer tap, standalone cooker, fridge freezer and washing machine which will all be included within the sale of this property making this an excellent first time buy.

The kitchen provides access to the rear garden which consists of sections laid to lawn making for easy maintenance, a paved patio, and sections of gravel and bark. Timber fencing creates the perfect child friendly garden as well as providing lots of privacy and a timber shed provides further storage space for indoor/outdoor equipment.

The upper level of this wonderful family home can be accessed via a carpeted staircase with timber bannister. Upstairs comprises of two superbly spacious double bedrooms and a useful box room.

The sunny family bathroom attracts an abundance of natural light and contains three-piece, white-glazed sanitaryware to include corner bath with shower over, W.C. and wash-hand-basin and the walls are fully tiled.

Furthermore, double-glazing and gas-central heating provides all rooms with a lovely warmth.

Externally, the front of this property features steps with handrail, a paved pathway, section of gravel and mature shrubbery. On-street parking is also available to the front of the property.

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.**

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