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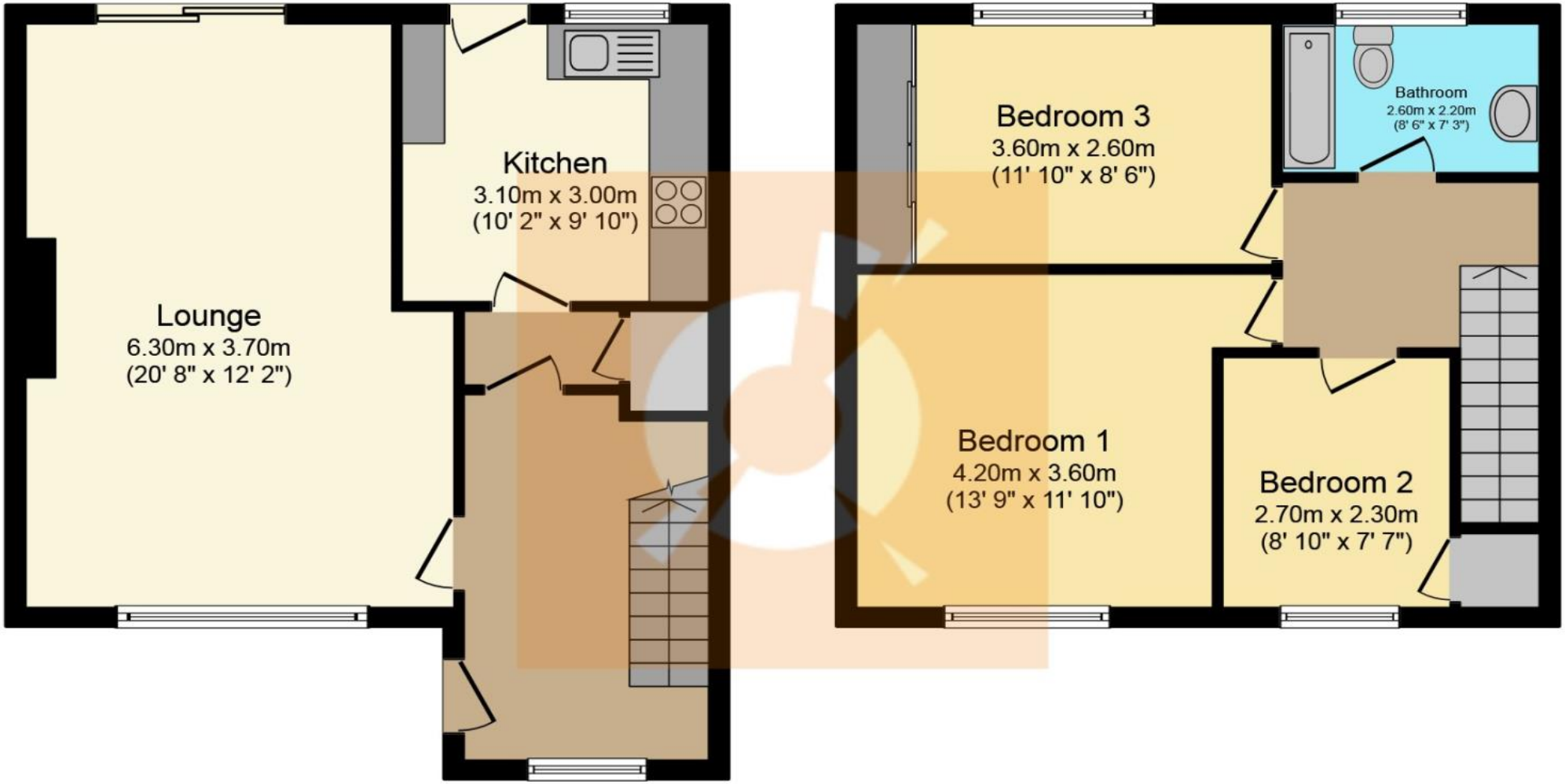
11 Briery Court, Kilbirnie

Offers Over £75,000



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

VIEW IN PERSON OR ONLINE - Great 3 Bedroom home in popular Kilbirnie locale. Early VIEWING of this property is advised to fully appreciate the potential. Integrated appliances included, making it the ideal purchase for FIRST TIME BUYERS or investment. Please call your local estate agents The Property Boom for more details and a copy of the Home Report.

Welcome to No. 11 Briery Court and this wonderful 3-bedroom terraced home with masses of potential.
Access is via a UPVC double-glazed door and upon entering the warm welcoming reception hallway with calming neutral decor, you cannot help but notice the impressive scale of this wonderful accommodation.

The lounge has fabulous dimensions and has ample room for dining, offering the perfect space to sit down and enjoy a lovely meal with family and friends. The open-plan lounge/dining area is engulfed by natural light coming from the elegant double-glazed patio doors which offer access to the rear garden of the property.
The rear garden is very easily maintained and comprises of a sociable patio area which is ideal for outdoor entertaining/dining alfresco and a timber shed which can be found at the end of the rear garden offers further storage for indoor/outdoor equipment. Timber fencing makes for a child-friendly garden as well as providing lots of privacy.
The spacious kitchen offers ample storage within numerous wall and floor mounted units. The kitchen comprises of a stainless steel sink with chrome tap, 4 ring gas hob with electric oven/grill and extractor hood, washing machine, tumble dryer, and fridge freezer which will all be included within the sale of this property, making it an excellent first-time purchase.
Access to the first floor is via a carpeted staircase with timber handrail and comprises of three generously proportioned bedrooms with one bedroom benefitting from built-in storage.
There is a three-piece bathroom suite with bath, W.C. and wash-hand basin.
Externally, there is an easily maintained front garden requiring minimal upkeep.
A degree of modernisation is required, and this is reflected in the highly competitive asking price.
This charming property is not part of a chain and would appeal to a wide range of buyers.
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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