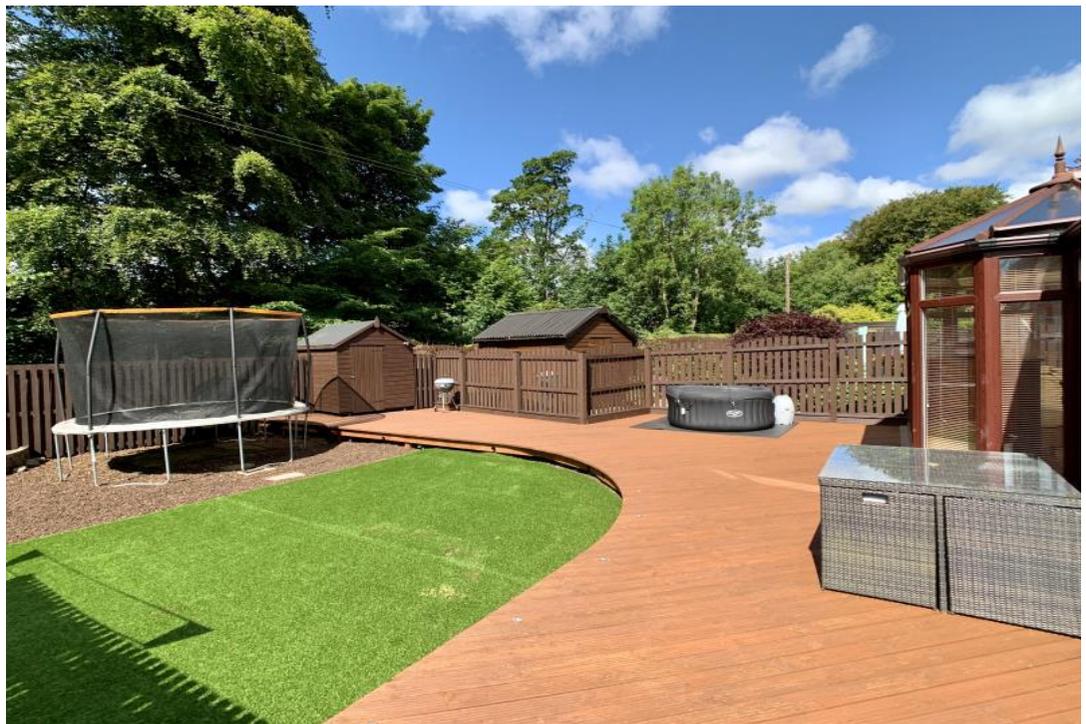
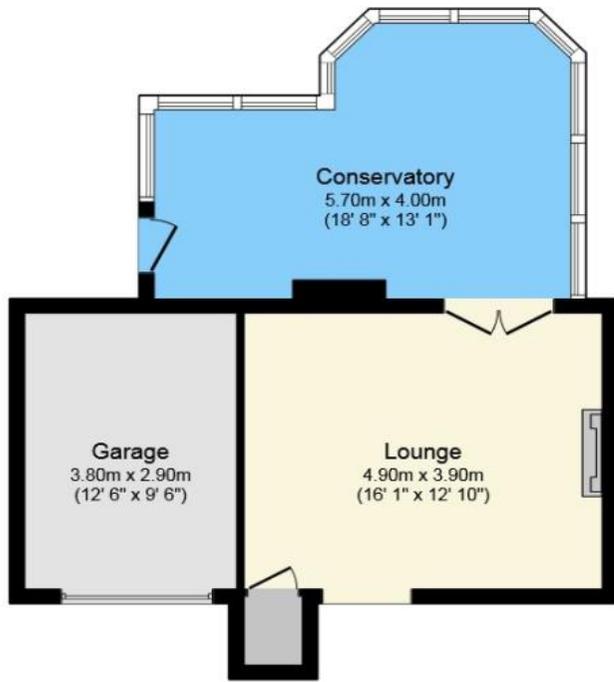




29e Milton Road, Kilbirnie

Offers Over £189,995

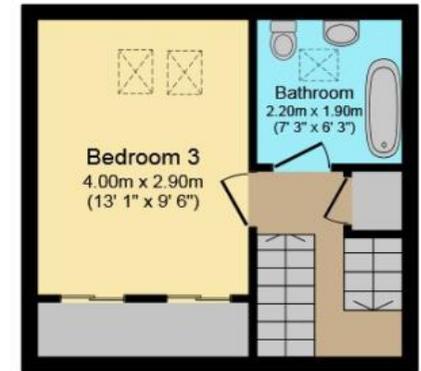




Lower Ground Floor



Ground Floor / First Floor



Top Floor

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

THE PROPERTY

Welcome to 29E Milton Road, an outstanding family home over four levels. The clever unique layout maximises natural light, space and provides a home perfect for growing families to enjoy. Having an eye for style and quality, the current owners have transformed and decorated this villa to the highest of standards.

Upon entering the bright and airy reception hallway with contemporary wall coverings and tasteful quality flooring, you can't help but notice the impressive scale of this wonderful accommodation.

The stylish family lounge has been decorated with warm, neutral colours. A traditional focal point fireplace and electric fire fills the room with a lovely warmth, offering the perfect spot to relax and unwind after a long day.

Ideally located off the lounge is the superbly spacious conservatory featuring double-glazed window formations which allow natural light to engulf the entire room and calming neutral décor helps to create a bright and airy feel. This room is an excellent use of space and provides a further family room that can be used all year round as well as space for an additional dining table and even an office desk. The sunroom is the perfect place to admire the beautifully enclosed rear garden.

The high-specification family dining kitchen has been professionally fitted to include a quality range of white high gloss floor and wall mounted units and contrasting grey high-gloss granite-effect counter tops, creating a fashionable and efficient workspace. Quality flooring provides a lovely clarity to this entire space and is enhanced by both statement lighting and feature spotlighting. A sociable dining area can be found within the kitchen which is the perfect spot to sit down and appreciate a lovely meal with family and friends and the open-plan layout presents the perfect space for entertaining guests all year round.

The utility room is ideally located through from the kitchen which adds to the functionality as well as offering access to the rear garden comprising mainly of a sociable decking area, ideal for outdoor entertaining/dining alfresco. There is a section of synthetic grass, allowing for very easy maintenance. Timber fencing makes for a child-friendly garden as well as providing lots of privacy and there is a timber shed which provides further storage for indoor and outdoor equipment. The sound of the stream at the bottom of the garden provides a peaceful place to relax and unwind.

There is a W.C. which is so elegant in its simplicity, with contemporary fixtures and fittings throughout.

This property comprises of three generously proportioned double bedrooms which have been tastefully decorated with warm neutral colours, fitted carpets and velux windows which flood all bedrooms with natural sunlight. The master bedroom is further complimented with mirror fitted wardrobes which offer excellent storage solutions.

To complete this outstanding home is the pristine family bathroom comprising of a three-piece bathroom suite to include a shower-over-bath with glass screen, W.C. and wash-hand basin.

The property further benefits from double-glazing and gas-central heating, providing every room with a lovely warmth.

Externally, to the front of the property there is a monobloc driveway and built-in garage to provide ample parking for various vehicles.

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.

We would highly recommend an early viewing of this property. Viewing is 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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