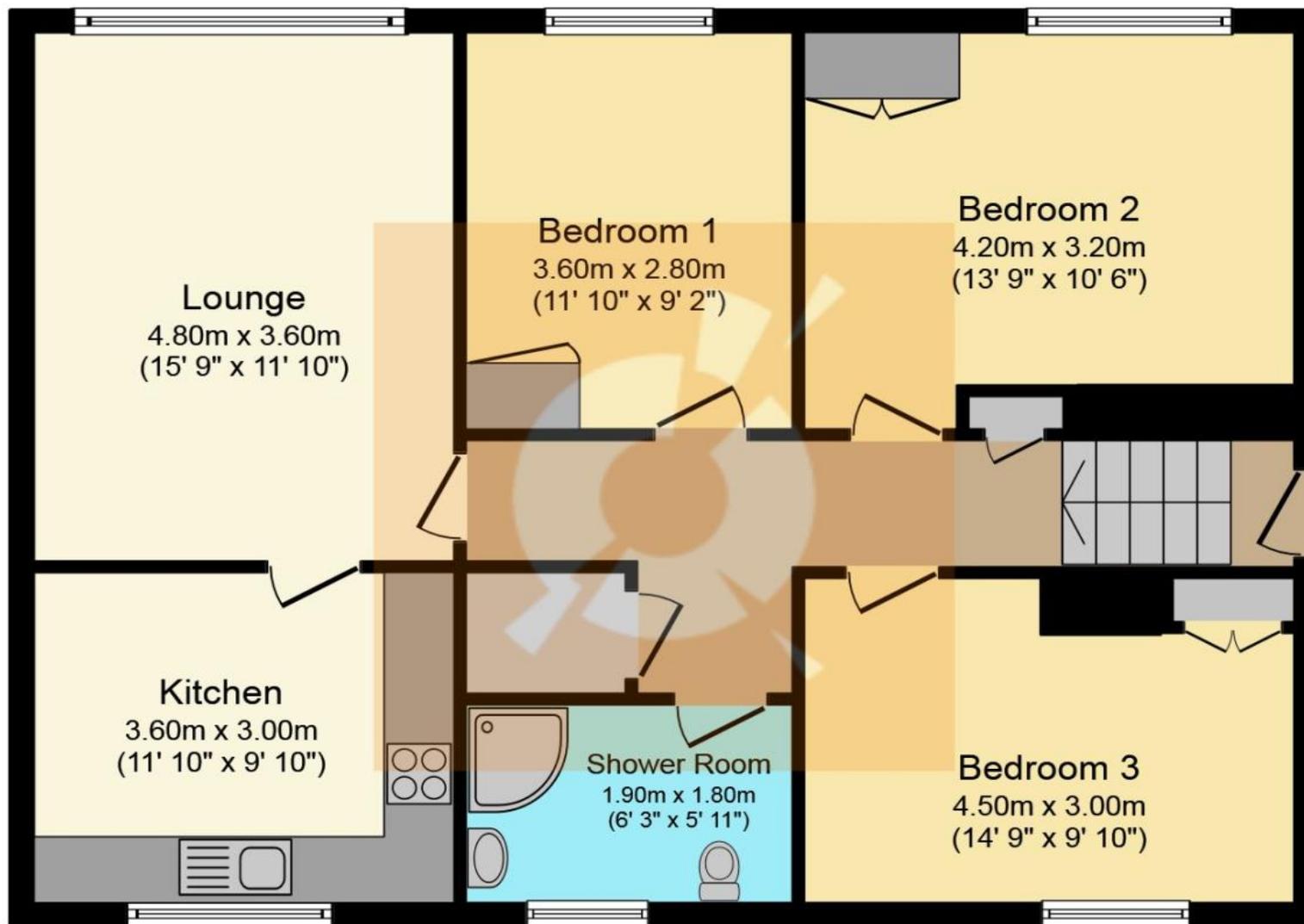




13 Innerwood Road, Kilwinning

Offers Over £65,000





## Floor Plan

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

## THE PROPERTY

Welcome to 13 Innerwood Road, a fabulously spacious 3-bedroom own door, first floor apartment which is a credit to the current owner's great taste in décor and super stylish fixtures and fittings.

Entry is via a stylish UPVC door to the warm welcoming reception hallway, leading in the first instance to the lounge. The sumptuous lounge has been stylishly presented with neutral décor and quality flooring. A large, double-glazed window formation engulfs this entire space with light, further enhancing the feeling of bright airy spaciousness that you get when you first enter the property.

The high-specification kitchen boasts a quality range of high-gloss wall to floor mounted units with a striking butcher-block effect worksurface, creating a fashionable and efficient workspace. There are a host of integrated appliances to include a stainless-steel sink with chrome mixer tap and drainer, 4-ring gas hob and electric oven/grill with extractor hood and fridge freezer which will all be included within the sale, making it a fantastic purchase for first-time buyers or professionals alike. A designated dining area offers the perfect space to sit down and enjoy a lovely home-cooked meal.

There are three generously proportioned double bedrooms which have all been tastefully decorated throughout with fresh, neutral tones. All three bedrooms are wonderfully complimented with built-in cupboards, providing excellent storage solutions.

The ultra-modern shower room completes this fabulous accommodation internally, containing a walk-in shower cubicle, w.c. and wash-hand-basin which has been stylishly contained within a high-gloss vanity unit. Contemporary chrome fixtures and fittings can be found throughout.

Externally, the private rear garden is excellent for outdoor entertaining with a raised timber decking area. The garden is predominantly laid to lawn making for easy maintenance and is fully enclosed, creating a safe and secure environment for children and pets alike. A timber garden shed offers additional space for storing indoor/outdoor equipment.

The property further benefits from double-glazing and gas-central heating, providing all apartments with a delightful warmth.

This property is situated to enjoy a host of local amenities and public transport links. Please check The Property Boom website for detailed information on local schooling. The West Coast with beautiful sandy beaches is only 10 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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