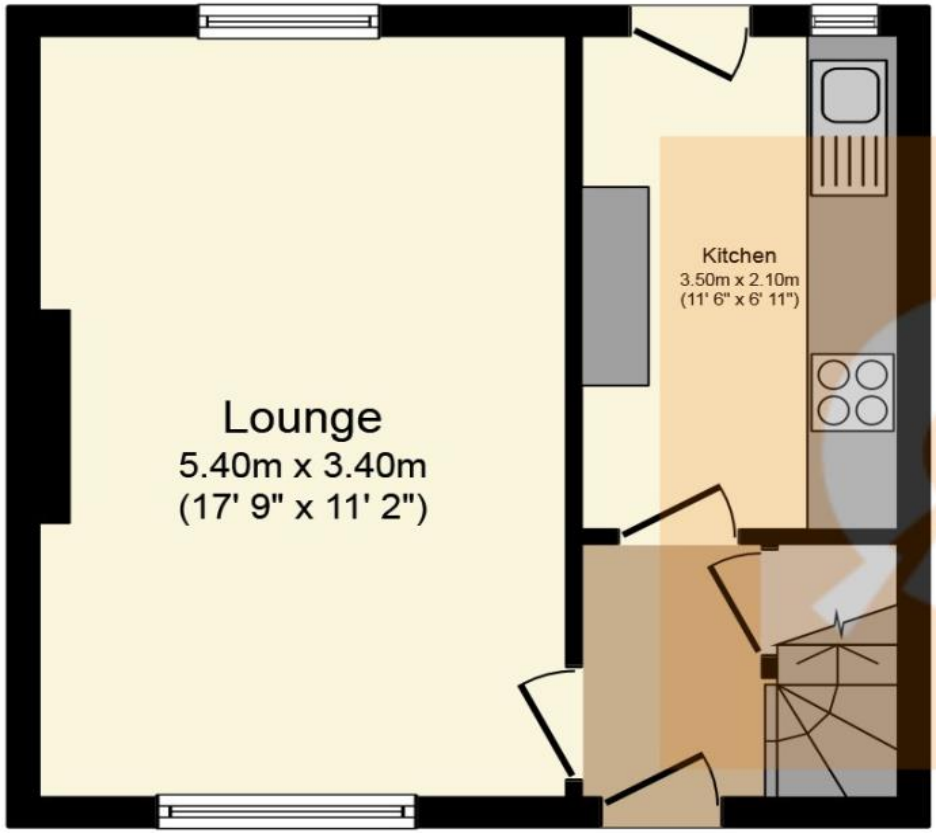
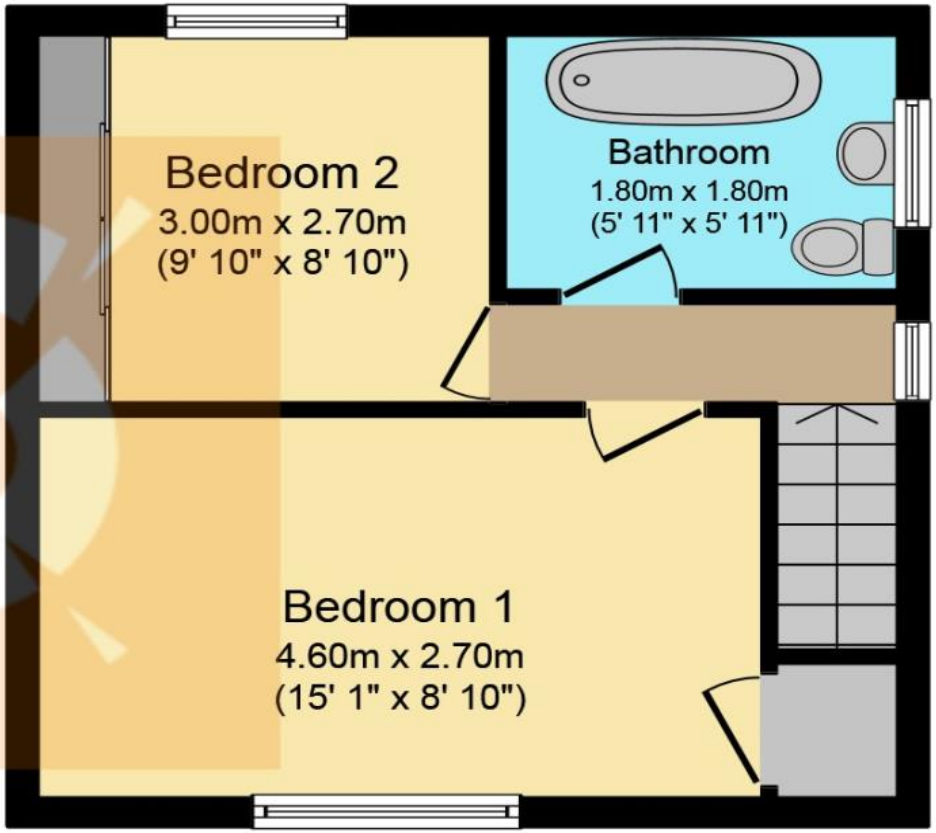
boom
YOUR LOCAL ONLINE ESTATE AGENT

79 Borestone Avenue, Kilbirnie

Offers Over £62,000



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 Video Tour Available*** Fantastic first time purchase*** Freshly Decorated***Great outdoor garden space. Please call your local estate agents, The Property Boom for more details.

The Property Boom North Ayrshire are delighted to present a fantastic opportunity to purchase a charming 2-bedroom end-of-terrace home at a terrific asking price. This property would be an excellent first-time purchase or investment opportunity.

Entry is via a UPVC door to the warm, welcoming reception hallway leading you in the first instance to the strikingly spacious family lounge. The lounge features dual-aspect, double-glazed window formations which infuse the room with light, further enhancing the feeling of bright airy spaciousness that you get when you first walk into the property. There is a focal point fireplace with electric fire which provides the room with a delightful warmth, perfect for those cosy nights in.

The family kitchen comprises of a quality range of wall to floor mounted units with a contrasting worksurface, providing ample storage space and further benefits from an integrated 4 ring-gas hob with electric/oven grill.

The kitchen offers access out to the substantial rear garden which is fully enclosed, creating a safe and secure environment for children and pets alike. There are sections of gravel and an area laid to lawn, making for easy maintenance and a timber garden shed houses additional space for garden equipment plus there's a patio area which is an absolute suntrap.

A carpeted staircase with timber handrail brings you to the first floor where you will find two generously proportioned double bedrooms which have both been tastefully decorated with fresh, neutral tones. Bedroom 2 is wonderfully complimented with built-in mirrored wardrobes, offering excellent storage solutions.

The family bathroom completes this charming accommodation internally, containing 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 gas-central heating and double-glazing throughout, providing all apartments with a delightful warmth.

Ideally located in Kilbirnie, which has a host of great local amenities including a health centre and well-known supermarket which is only a short walk away. 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 10-minute walk away 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.
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT

www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com