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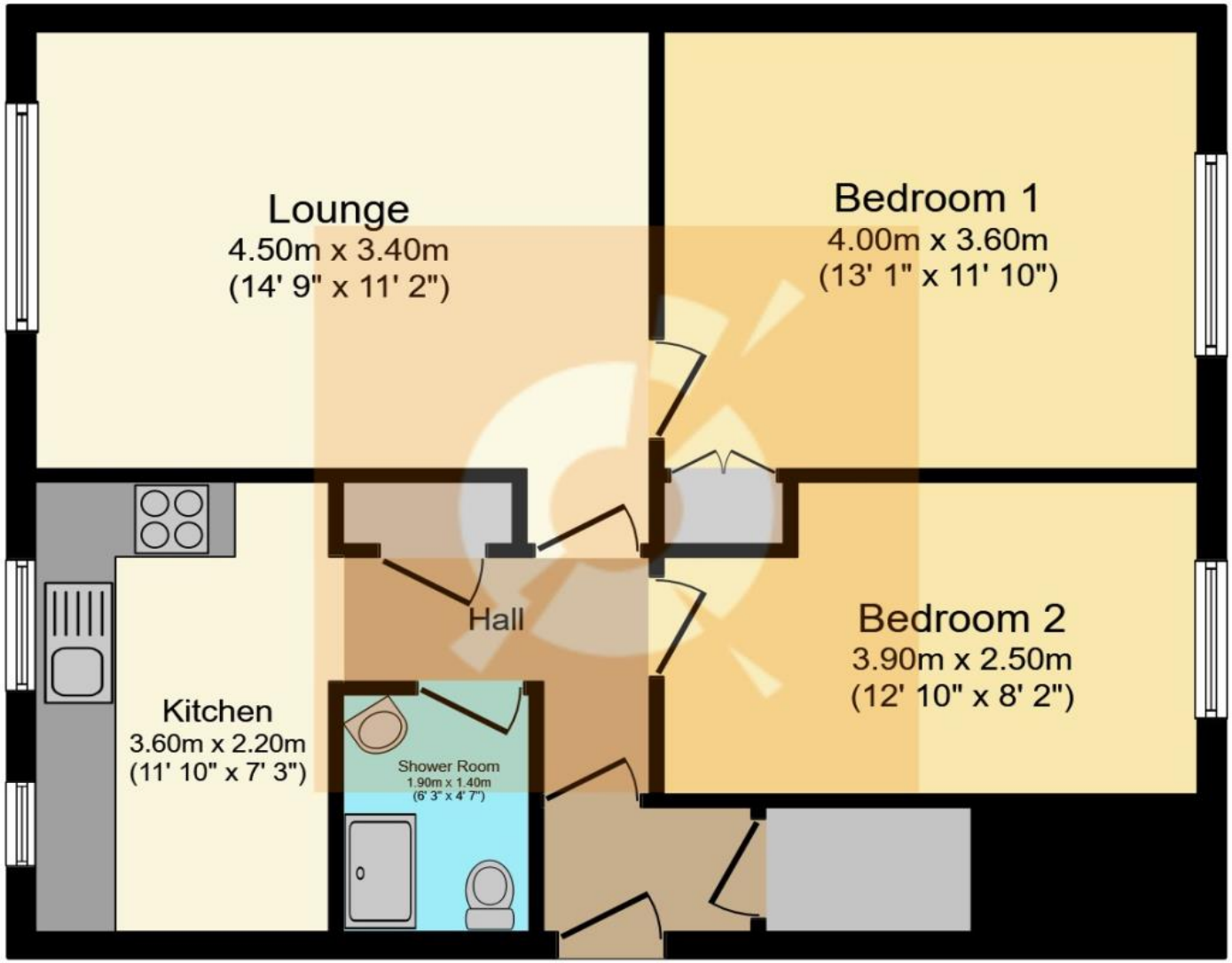
YOUR LOCAL ONLINE ESTATE AGENT

93 Glenriddet Avenue, Kilbirnie

Offers Over £47,000



Floor Plan

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

THE PROPERTY

FABULOUSLY AFFORDABLE 2-BEDROOM GROUND FLOOR APARTMENT **RECENTLY INSTALLED DOUBLE-GLAZING ALL UNDER GUARANTEE** Newly Fitted Carpets Throughout. **GARAGE AND DRIVEWAY** Fantastic First-Time Purchase. VIEW IN PERSON OR ONLINE. Please contact your personal estate agents, The Property Boom for much more details and a copy of the Home Report.

Welcome to No. 93 Glenriddet Avenue and this charming two-bedroom ground floor apartment set within a popular Kilbirnie location, just a short walk from all local amenities.
Externally to the front of the property, there is a low maintenance garden with a private driveway and garage.

Access to the property is via the recently installed, tasteful UPVC door leading you in the first instance to a warm, welcoming reception hallway and in turn to the bright and airy family lounge.

The lounge has been stylishly decorated with fresh neutral tones and newly fitted carpets and a focal point fireplace with gas fire provides a delightful warmth, perfect for those cosy nights in.

The kitchen is presented immaculately with an abundant range of wall to floor mounted units and a contrasting worksurface. There is a stainless-steel sink with chrome mixer tap and drainer, integrated two-ring electric hob with mini oven and fridge freezer which will all be included within the sale of the property, making this an excellent first-time purchase.

There are two generously proportioned double bedrooms which have both been tastefully decorated throughout. The master bedroom is further complimented with a built-in cupboard, offering excellent storage solutions.
To complete this wonderful accommodation internally is the pristine shower room comprising of an electric shower with walk-in shower stall, w.c. and wash-hand-basin.

To the rear, there is an easily maintained garden with shared drying green. The property further benefits from recently installed double-glazing all under guarantee and gas-central heating, providing all rooms with a delightful warmth.
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 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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