



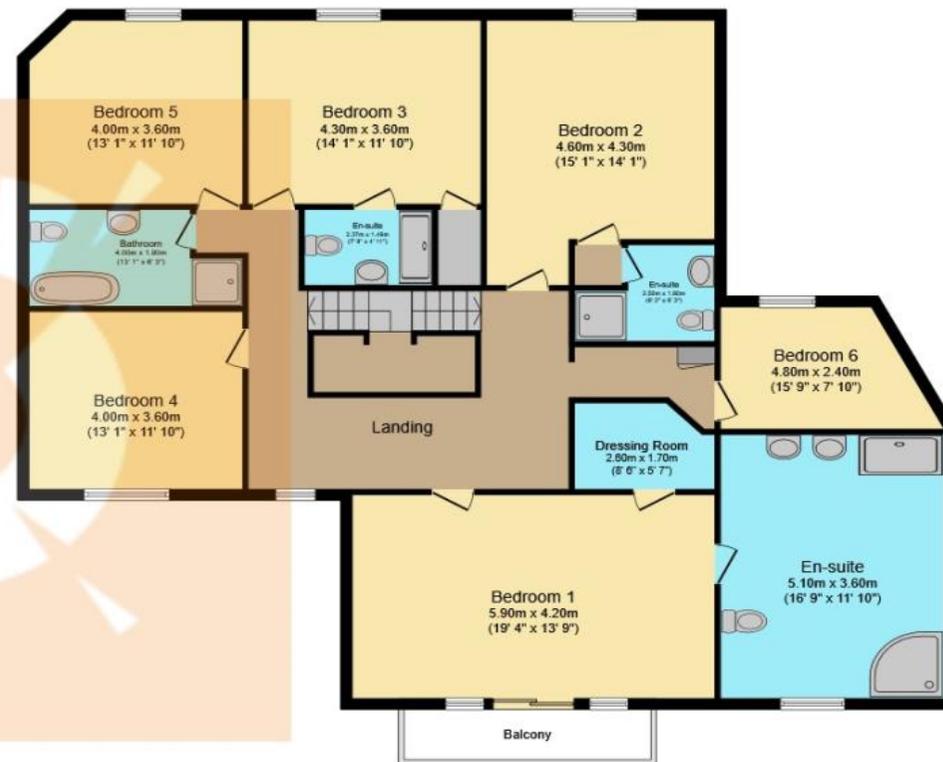
57c Knoxville Road, Kilbirnie

Offers Over £299,500





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

The Property Boom North Ayrshire are delighted to introduce to the market this substantial 6-bedroom detached home of distinction which has undergone extensive refurbishment in recent years, offering an abundance of space and luxurious living. A credit to our clients discerning taste and style, this spectacular home is a one-off and must be viewed to fully appreciate the impeccable standard of its quality finish.

This individually designed property secures an enviable corner plot with an extensive multi-car monobloc driveway leading to integral double garage, providing ample parking for various vehicles. Upon entering the magnificent double height reception hall with imposing staircase, you cannot help but notice the impressive scale of this fantastic accommodation.

There is a sumptuous dual-aspect lounge to the front of the property which has been stylishly decorated with fresh, contemporary tones and quality fitted carpets. The multi-fuel stove fills this entire space with a delightful warmth, creating the perfect space to relax and unwind. The property is wonderfully complimented by the impressive Home Cinema which brings the cinema experience into your very own home and adds sparkle to family time with this home entertainment offering movie nights all year round.

The piece de résistance on the ground floor has to be the open plan kitchen/family room. This stunning space is bathed in natural light owing to the dual aspect, allowing the outside in. The generous open plan kitchen is the epicentre for modern living creating a sociable area and a pleasurable cooking environment.

The formal Dining Room presents a wonderful opportunity for entertaining. There is a separate utility room off the kitchen which houses additional space for appliances and further benefits from excellent storage solutions and workspace.

There is a further room to the rear of the garage which is currently being utilised as a Home Gym, however, offers a multitude of uses. To complete the ground level is the downstairs w.c. which is elegant in its simplicity.

A superb sociable decking area and large section laid to lawn can be accessed from elegant Patio doors within the kitchen and is the ideal location for soaking up the summer sun. Fully enclosed and both pet and child friendly, this truly is the perfect garden for enjoying outdoor family fun.

Access to the upper level is via a stylish carpeted staircase with timber bannister and glass balustrade leading to the gallery layout above. The luxurious master suite is a peaceful sanctuary and leads out to a balcony with magnificent rural views. This stunning room with its own substantial en-suite bathroom and walk-in dressing room certainly has wow factor and there are five further bedrooms which have all been presented to an equally high standard.

The clean, crisp family bathroom comprises of a four-piece suite to include a bath, separate shower, w.c. and wash-hand-basin contained within a stylish white high-gloss vanity unit with contemporary chrome fixtures and fittings throughout.

The ingenious design of this wonderful home maximises natural light throughout with dual-aspect window formations and glass balustrades, enhancing the ultra-modern feel. There is superb attention to detail throughout this home and we urge early viewing to avoid disappointment.

We would highly recommend an early viewing. 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.

www.thepropertyboom.com

70 West Regent Street, Glasgow, G2 2QZ

Tel: 0333 900 9089 / Email: smile@thepropertyboom.com