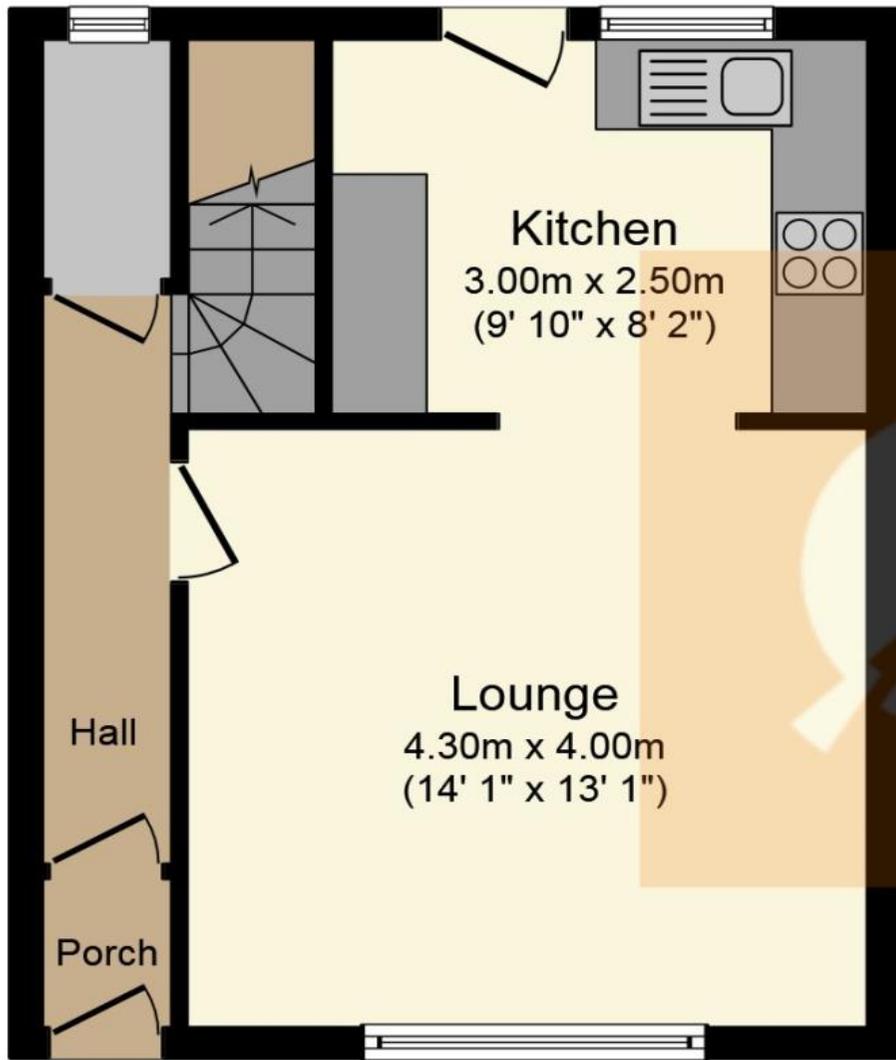




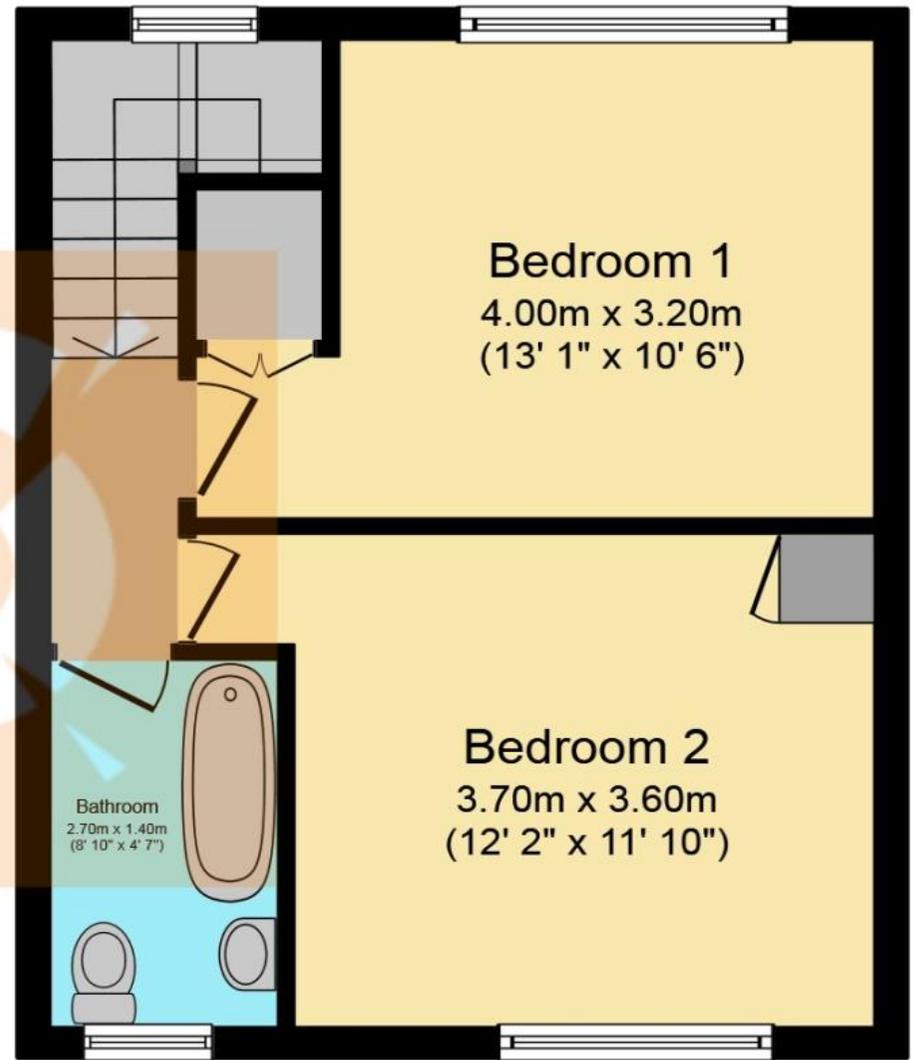
63 Lynn Drive, Kilbirnie

Offers Over £60,000





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

Welcome to No. 63 Lynn Drive. This is a fantastic opportunity for an astute buyer to purchase a charming 2-bedroom mid-terrace home in a quiet residential pocket of Kilbirnie at a terrific asking price.

Externally, the low maintenance front garden has a paved walkway leading to a stylish UPVC door, bringing you in the first instance to the warm, welcoming reception hallway where you immediately realise just how much space is on offer.

The family lounge is extremely bright and airy with a large window formation which engulfs the room with natural sunlight. A focal point fireplace provides a delightful warmth throughout this entire space, offering a cosy space to relax and unwind with family and friends the kitchen is conveniently located just off the lounge.

The kitchen is ultra-modern with a quality range of white high-gloss wall to floor mounted units with contrasting butcher-block effect countertops, creating a fashionable and efficient workspace. There is a stainless-steel sink with chrome mixer tap, integrated 4-ring electric hob with electric oven/grill and extractor hood, washing machine and fridge freezer which will all be included within the sale, making this an excellent purchase for a first-time buyer or professionals alike.

The extensive rear garden predominantly consists of gravel, meaning for minimal upkeep. There is a garden shed and large timber garage, offering fantastic storage solutions for indoor/outdoor equipment and the greenhouse is perfect for the budding gardener. Some neighbours have taken the opportunity to use this great sized space to create a gated driveway, allowing for off street private parking.

Climbing a carpeted staircase to the first floor of this wonderful accommodation, you will find two generously proportioned bedrooms which have both been decorated with soft, neutral tones. The master bedroom is located to the front of the property, enjoying a fabulous open outlook of the surrounding countryside.

The bright and airy family bathroom comprises of a three-piece suite to include a shower-over-bath with glass screen, w.c. and wash-hand-basin which is contained within a stylish white high-gloss vanity unit. Super stylish fixtures and fittings can be found throughout to include the chrome heated towel rail.

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

This fabulous home would make an ideal purchase for first-time buyers, a small family or even a great investment property for a Buy-To-Let investor. Early viewing is strongly advised to avoid disappointment as we do not suspect that the property will be on the market for long.

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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