



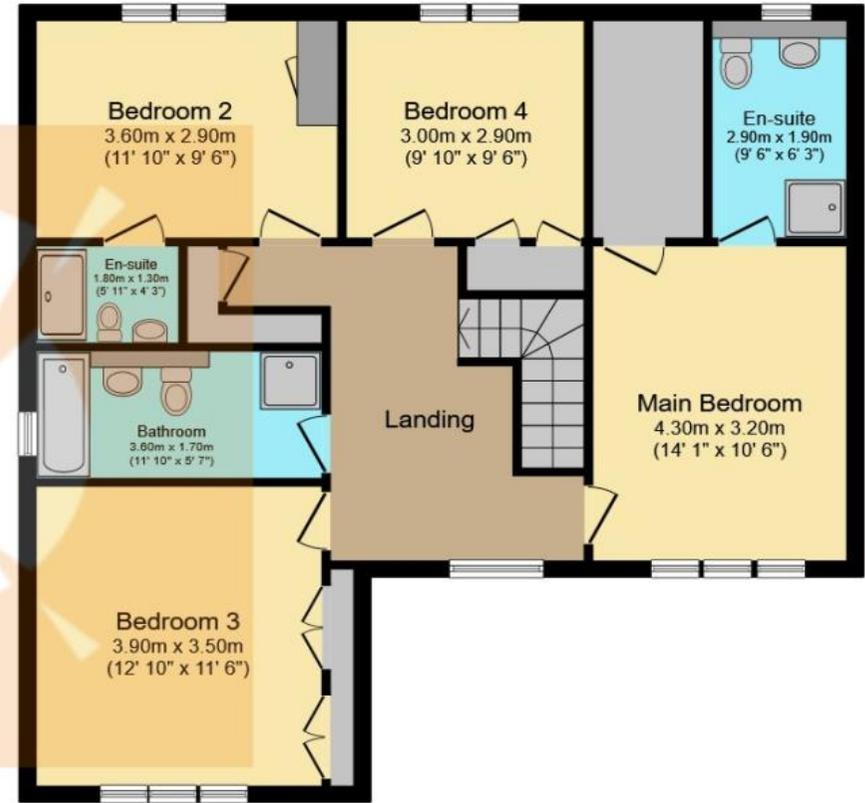
21 Ladeside Gardens, Kilbirnie

Offers Over £200,000





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

A fantastic opportunity to purchase this stunning 4-bedroom detached villa in an extremely popular Kilbirnie locale, just a short drive to a host of local amenities.

Welcome to No. 21 Ladeside Gardens. Externally, the property has fantastic kerbside appeal, featuring a low maintenance front garden that runs parallel to a driveway and a double garage with electric door to provide ample parking space for multiple vehicles.

On entry through the reception hallway, you are met to your right by the family lounge, which benefits from impressive dimensions and a lot of natural sunlight thanks to its bay-fronted window formation. There is an additional public room offering fabulous flexible accommodation, it could be utilised as a further family room, playroom, or Home Office.

The high specification kitchen is strikingly spacious and offers an array of modern wall and floor mounted units with contrasting countertops, creating a fashionable and efficient workspace. A range of quality integrated appliances are fitted to include a 5-ring gas hob with extractor hood, Neff self-cleaning oven, dishwasher, and Hotpoint cooling drawers which will all be included within the sale of the property.

Off the kitchen is a separate matching utility room housing the integrated fridge freezer with plumbing for a washing machine. The next room to the left of the kitchen is the dining room, which is extremely spacious in size and features French double doors leading you to a raised sociable decking area, ideal for dining alfresco during the summertime. The rear garden is predominantly laid to lawn, making for easy maintenance and the perfect spot to soak up the sun with family.

Completing the ground level is the downstairs w.c. which is so elegant in its simplicity.

The first floor of the property holds an excellent master suite boasting a separate dressing room and immaculate en-suite shower room. There are three further bedrooms which are all good sizes and all with ample modern fitted wardrobes, also offering plenty of natural light and space.

The bright and airy family bathroom is contemporary in style and finishes this fabulous family home off internally, comprising of a four-piece bathroom suite to include a walk-in shower cubicle, bath, W.C. and wash-hand-basin with contemporary fixtures and fittings throughout to include a chrome towel rail.

This property is a credit to our clients, and we would highly recommend an early viewing to avoid disappointed as we don't suspect it 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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