



3 Steven Place, Kilbirnie

Offers Over £249,995





Ground Floor

Floor area 89.6 sq.m. (964 sq.ft.)



First Floor

Floor area 75.3 sq.m. (811 sq.ft.)

Total floor area: 164.9 sq.m. (1,775 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

**** DESIRABLE FAMILY HOME IN SELDOM-AVAILABLE LOCALE * GENEROUS DIMENSIONS THROUGHOUT * LOW MAINTENANCE REAR GARDEN WITH PAVED AREAS * CONTEMPORARY KITCHEN * Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.**

Welcome to No. 3 Steven Place, Kilbirnie. This fantastic, detached home is positioned in a family friendly, sought after locale. To the front of the home offers a multicar driveway and integral garage, offering safe and convenient off-street parking.

Entering the property, you are presented with a bright and welcoming hallway providing access to all rooms within the ground level. The family lounge impresses with its dimensions and two expansive picture windows that flood the room with natural light throughout the day. The generous proportions of the lounge easily accommodate a dedicated dining area, making it ideal for both relaxed family living and entertaining guests.

The kitchen is modern and well-equipped, featuring sleek high-gloss black wall and base units that provide plenty of storage and worktop space. Integrated appliances are neatly built in, including an integrated fridge freezer, offering both practicality and a clean, uncluttered look. Off the kitchen a separate dining room, providing plenty of potential for flexible use - whether as a formal dining area, home office, or additional living space. Completing the ground level is a convenient ground floor W.C. and internal access to the garage is also available via the hallway.

The first floor of the property comprises four generously sized double bedrooms, offering comfortable accommodation for families or guests. The master bedroom benefits from a private en-suite shower room and features a large built-in corner cupboard/wardrobe for convenient storage. The fourth bedroom is currently arranged as a cosy snug or sitting room, showcasing the flexibility of the space to suit a variety of needs.

The family bathroom features a bath, walk-in corner shower, W.C., and wash hand basin set within a contemporary vanity unit. The layout is both practical and stylish, offering a comfortable and functional space for daily use.

To the rear of the property is a fully enclosed garden. A paved area provides the perfect spot for outdoor dining or entertaining guests on warm summer days, while the rest of the garden offers space for relaxation or family activities.

Kilbirnie has a host of great local amenities including the Lochshore development which has transformed Kilbirnie Loch, located within walking distance of the property, to include nature walkways with accessible pathways and The Hub if you fancy a coffee with views over the Loch.

A well-known supermarket is also conveniently close by. 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.

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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.

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