



**3 Lindsay Avenue, Kilbirnie**

**Offers Over £85,000**

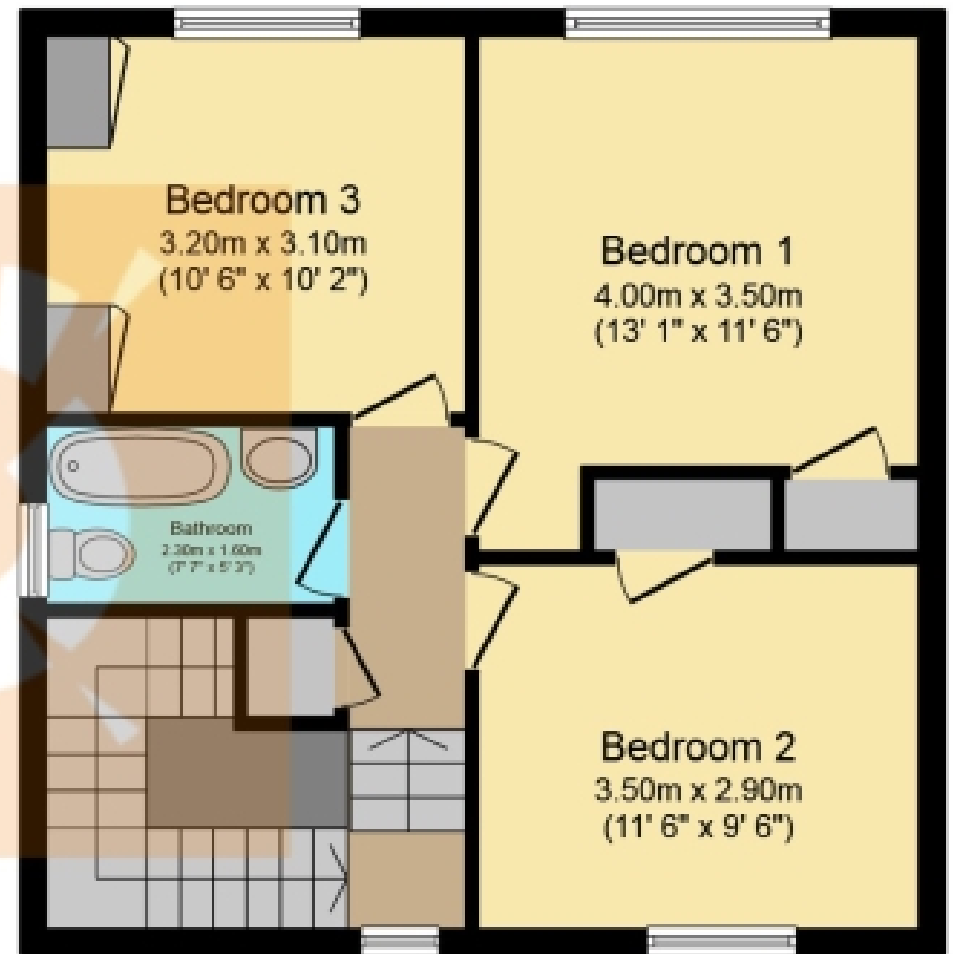








**Ground Floor**



**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. 3 Lindsay Avenue. This exceptionally spacious semi-detached home occupies a substantial corner plot, offering masses of potential for extension. This seldom available property does require a degree of modernisation which is reflected in the highly competitive asking price, however, it has the blueprint to make an excellent family home.

The front of the home features a low maintenance garden with multi-car driveway, providing safe off-street parking. A paved walkway leads to the front entrance, and upon arrival you are welcomed through the reception hallway which offers access in the first instance to the lounge. The family lounge boasts impressive dimensions and is further complimented with an abundance of natural sunlight.

Off the lounge is the fitted kitchen which features an array of wall and base mounted units with contrasting countertops, providing an efficient workspace. The kitchen also benefits from a large pantry-style cupboard, offering great storage solutions. Bedroom Four is located on the ground level and offers fabulous flexible accommodation with a multitude of potential uses. It has previously been used as a bedroom, however, could also be used as a dining room or home office. Completing the ground floor is a useful W.C.

On to the upper level are three generously proportioned double bedrooms, all bedrooms hold excellent in-built storage and are awash with natural sunlight. The three-piece family bathroom comprises of a bathtub with overhead shower, W.C. and wash hand basin.

Situated on a corner plot, No. 3 boasts a substantial rear garden which is predominantly laid to lawn. The garden is the perfect space for children and pets alike and also offering masses of potential for extending the home if desired.

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 35 minutes. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away. 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.

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