



**17 Bridge Street, Kilbirnie**

**Offers Over £149,995**



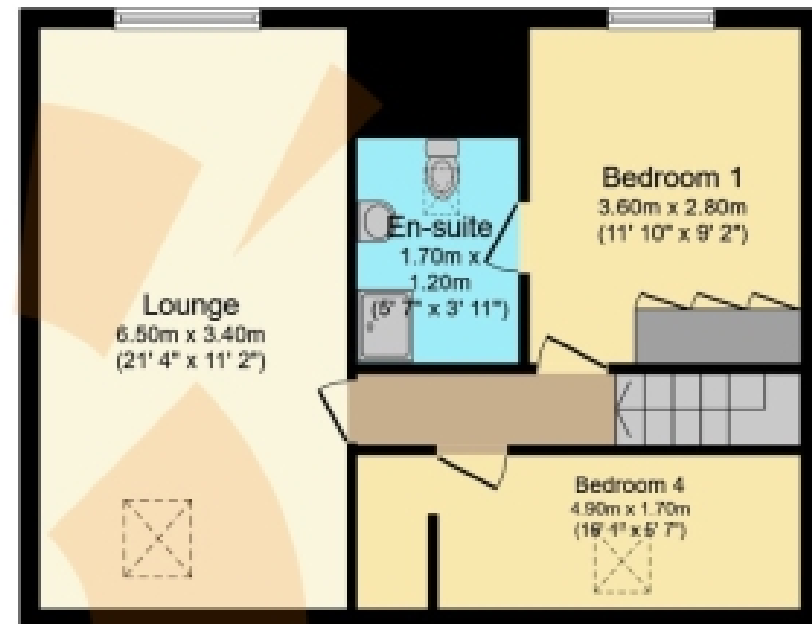






### Ground Floor

Floor area 78.5 m<sup>2</sup> (845 sq.ft.)



### First Floor

Floor area 53.8 m<sup>2</sup> (579 sq.ft.)

TOTAL: 132.2 m<sup>2</sup> (1,423 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](http://www.Propertybox.io)

## THE PROPERTY

Set within the ever-popular Kilbirnie locale, No. 17 Bridge Street presents a deceptively spacious first-floor maisonette offering modern and flexible living. The property has been extensively refurbished by our clients and offers the perfect family home in walk-in condition. Upon entering, you are welcomed through a bright and airy reception hallway, neutrally decorated, providing access to all rooms within the home.

The contemporary dining kitchen boasts an array of sleek hi-gloss wall and base mounted units complimented by marble-effect worktops for a stylish and efficient workspace. Integrated appliances include a child-friendly induction hob, electric oven/grill, dishwasher, washing machine and microwave. There is also a standalone American fridge/freezer alongside plenty of space for a dining table and chairs – the perfect spot to enjoy a home-cooked meal with family and friends.

Situated on the first floor are three generously proportioned double bedrooms, Bedroom Five is currently utilised as a second sitting room and offers fabulous flexible living. This level is completed with the ultra-modern, four-piece family bathroom comprising of bathtub, walk-in shower cubicle, W.C. and wash hand basin.

On to the second floor, an impressive family lounge boasts striking dimensions complimented by an abundance of light through the dual aspect window formation. Completing the home internally is a further two bedrooms, with Bedroom One showcasing excellent in-built storage and an en-suite shower room.

To the rear of No.17 is a fully enclosed and fabulously low maintenance garden, this extensive space holds a manicured lawn section, sociable decking area and decorative stone chips offering a multicar driveway. The garden also has its own dedicated drying green area.

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 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.

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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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