

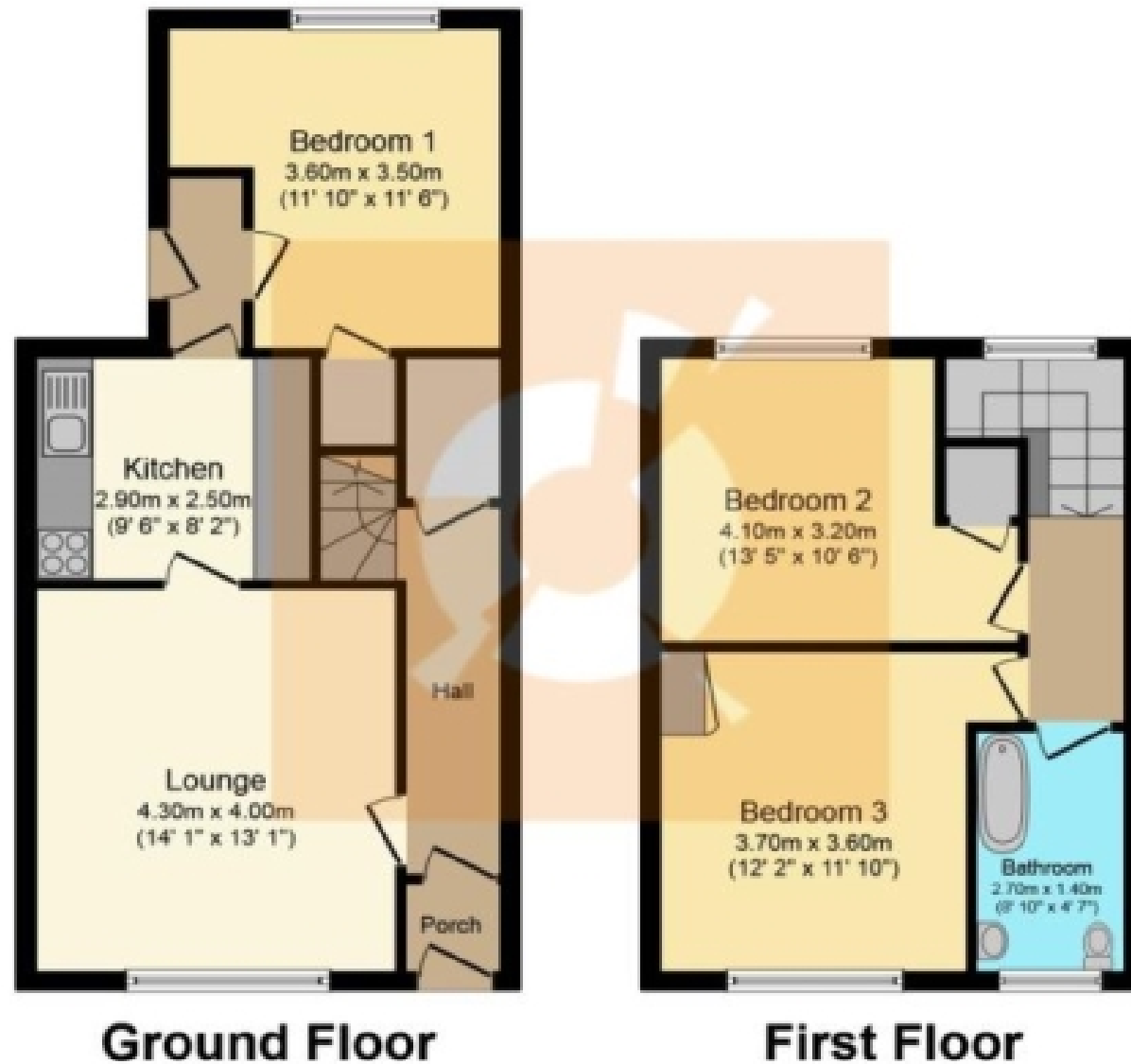


**65 Lynn Drive, Kilbirnie**



**Offers Over £95,000**





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

Welcome to No. 65 Lynn Drive, located within the ever-popular Kilbirnie locale. This fabulous extended home offers both spacious and flexible living and is ideally situated within walking distance from a host of amenities, schools and public transport links making for a fantastic family home or first-time purchase.

The front of the home is easily maintained with a manicured lawn section and paved walkway leading to the entrance. You are welcomed through a bright and inviting reception hallway which guides you to the family lounge in the first instance.

The superbly spacious family lounge is stylishly decorated with neutral tones and flooring, complimented by an abundance of natural light and a focal point fireplace providing a delightful warmth.

The well-appointed kitchen holds an array of white wall and base mounted units paired with contrasting worktops, creating a stylish and efficient workspace. Integrated appliances include a 4-ring electric hob, electric oven/grill, and there is further space for a free-standing fridge/freezer, washing machine and dishwasher.

Completing the ground level is a fabulous extension, providing a spacious double bedroom accommodating a flexible living space. On to the upper level are a further two generous double bedrooms, both with excellent in-built storage solutions. Completing the home internally is a contemporary three-piece family bathroom, comprising of bathtub with overhead rainfall shower, W.C. and wash hand basin enclosed within a stylish vanity unit.

To the rear of No. 65 is a fabulously low-maintenance and fully enclosed garden, offering a safe space for children and pets alike. The home also benefits from a detached garage and private parking space to the rear.

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 Moorpark Primary School and 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 ten-minute drive. 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.

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[www.thepropertyboom.com](http://www.thepropertyboom.com)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)