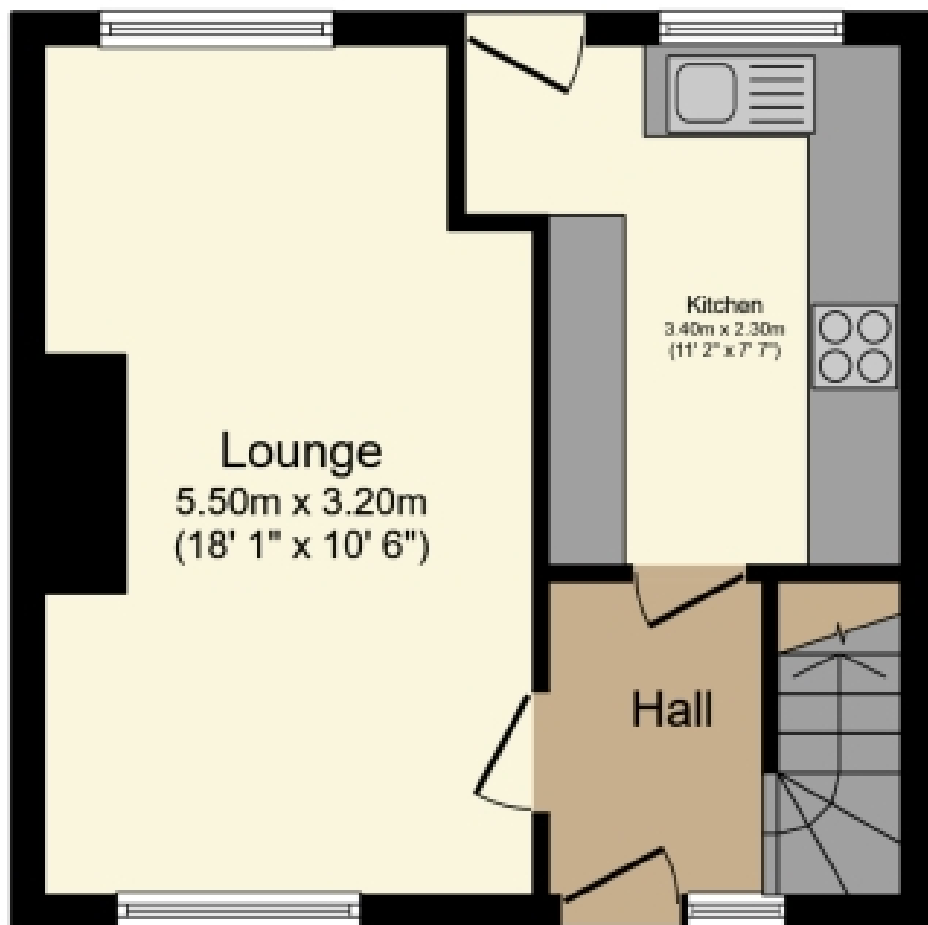




**6 Borestone Avenue, Kilbirnie**

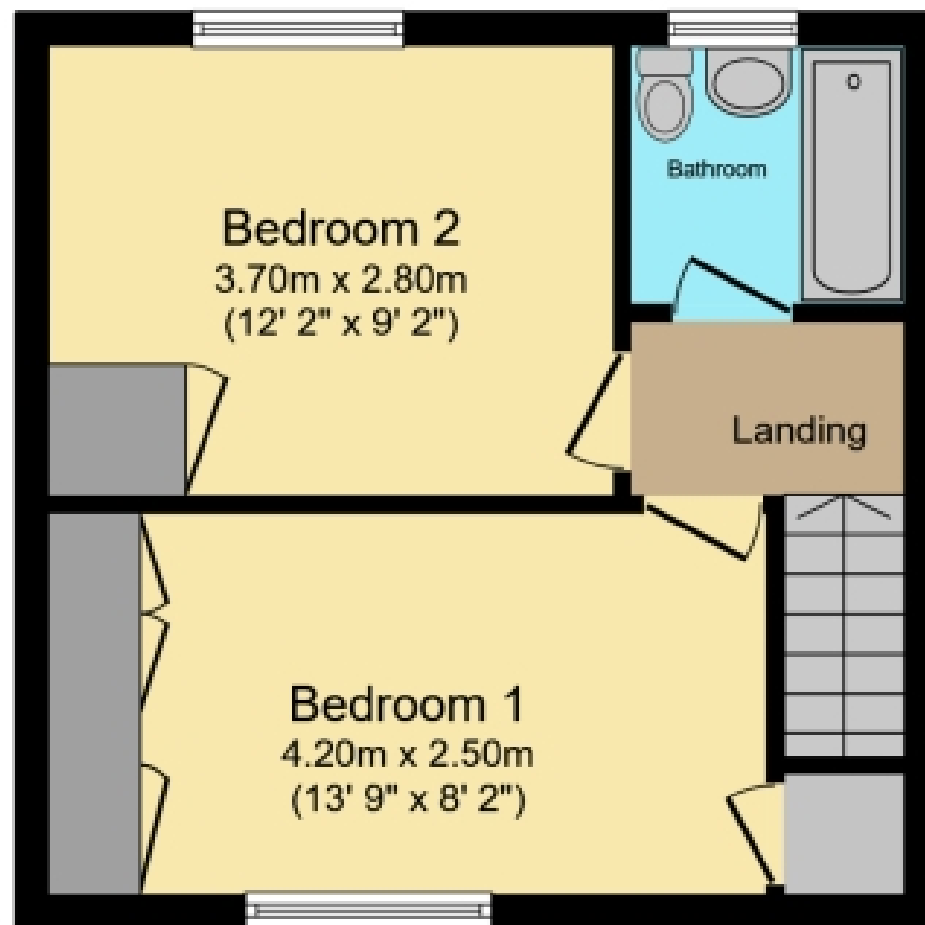
**Offers Over £79,995**





## Ground Floor

Floor area 31.1 m<sup>2</sup> (335 sq.ft.)



## First Floor

Floor area 31.1 m<sup>2</sup> (335 sq.ft.)

**TOTAL: 62.2 m<sup>2</sup> (669 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

**\*\* EXTENSIVELY REFURBISHED \*\* LANDSCAPED GARDENS \*\* WELL-APPOINTED KITCHEN \*\* TWO DOUBLE BEDROOMS \*\***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Set within the ever-popular Kilbirnie locale, No.6 Borestone Avenue is a fabulous semi-detached home offering spacious and stylish accommodation. The property has been extensively refurbished both inside and out making for a fantastic family home or first-time purchase.

To the front of the home is a multi-car driveway providing safe off-street parking, and a walkway leading to the front entrance. Upon entering, you are welcomed through a bright and airy reception hallway which sets the tone for the property within.

The family lounge is superbly spacious and decorated with soft neutral tones, offering the perfect space to relax and unwind. The generous proportions allow for ample dining space, and this entire room is flooded with natural sunlight thanks to the dual aspect.

The well-appointed kitchen holds an array of oak effect wall and base mounted units paired with contrasting worktops for a fashionable and efficient workspace. There is ample space for freestanding appliances to include a cooker, washing machine and fridge freezer.

On to the upper level are two generously proportioned double bedrooms, both boasting efficient in-built storage solutions. Completing the property internally is a fully tiled three-piece family bathroom comprising of bathtub with overhead shower, W.C. and wash hand basin.

To the rear of the property, an extensive manicured garden. The space is predominantly laid to lawn making the perfect garden for both children and pets alike.

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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 10-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.

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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