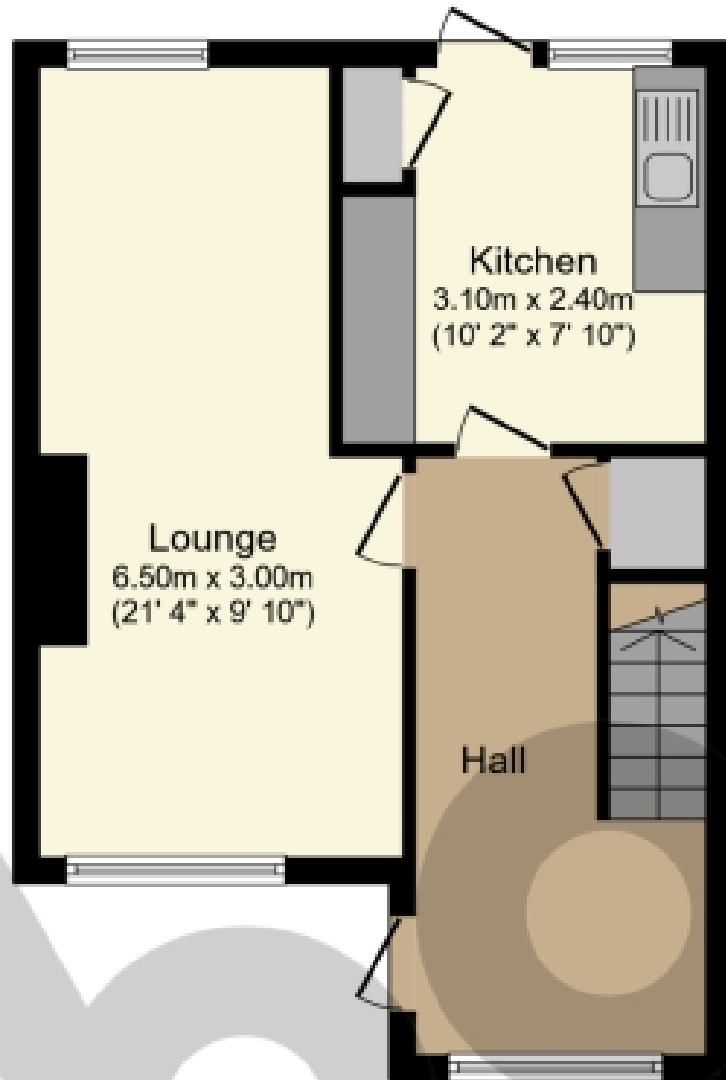




11 Hagthorn Avenue, Kilbirnie

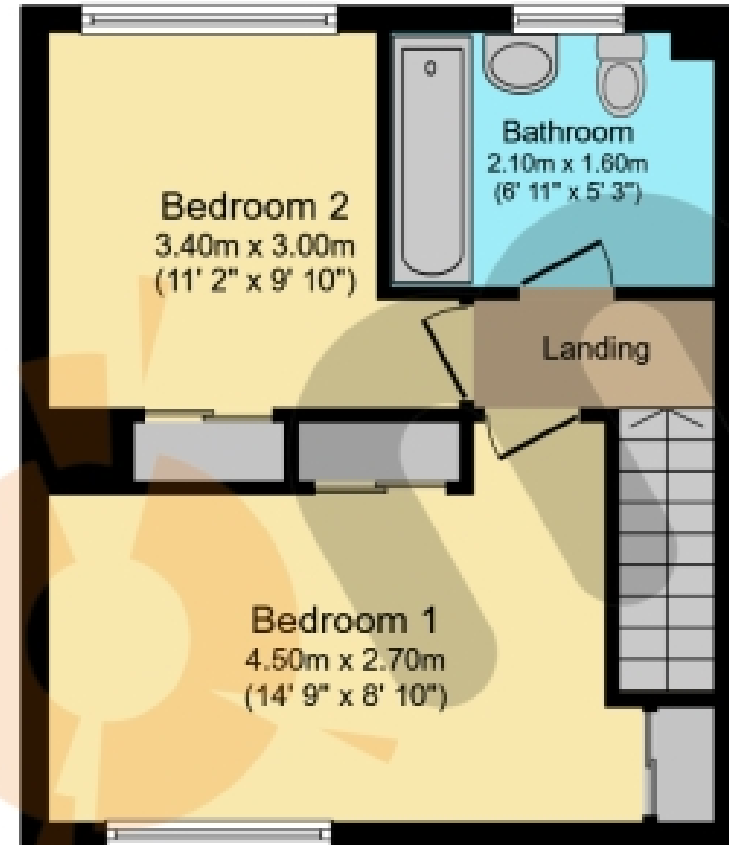
Offers Over £99,995





Ground Floor

Floor area 39.6 sq.m. (427 sq.ft.)



First Floor

Floor area 35.7 sq.m. (385 sq.ft.)

TOTAL: 75.4 sq.m. (812 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

**** FANTASTIC END TERRACE HOME ** SUBSTANTIAL REAR GARDEN ** SPACIOUS FAMILY LOUNGE / DESIGNATED DINING AREA **** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 11 Haghthorn Avenue. This fabulous end terrace property presents the ideal opportunity for first time buyers and professionals alike.

Entering the property itself, you will be presented with a welcoming entrance hallway, decorated with soft neutral tones. The hallway connects you seamlessly with all rooms on the ground floor.

The family lounge is spacious, and has the added benefit of masses of natural light all throughout the day, pouring in through the dual aspect window formation. There is also a designated dining space, creating a sociable layout.

Moving to the kitchen, you will find timber effect wall and base mounted cabinetry, allowing plentiful work and storage space. There is also space for free standing appliances.

On the first floor of the property, you will find two generously proportioned bedrooms, featuring in built storage solutions. Completing the interior, is a three piece family bathroom, comprising of a bath, w.c. and a wash hand basin.

To the rear of the property, is a substantial garden, which is fully enclosed, making it the ideal space for children and pets alike.

The property further benefits from gas central heating and double glazing throughout.

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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www.thepropertyboom.com
Head Office : 31 Braehead, Beith, KA15 1EG
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com