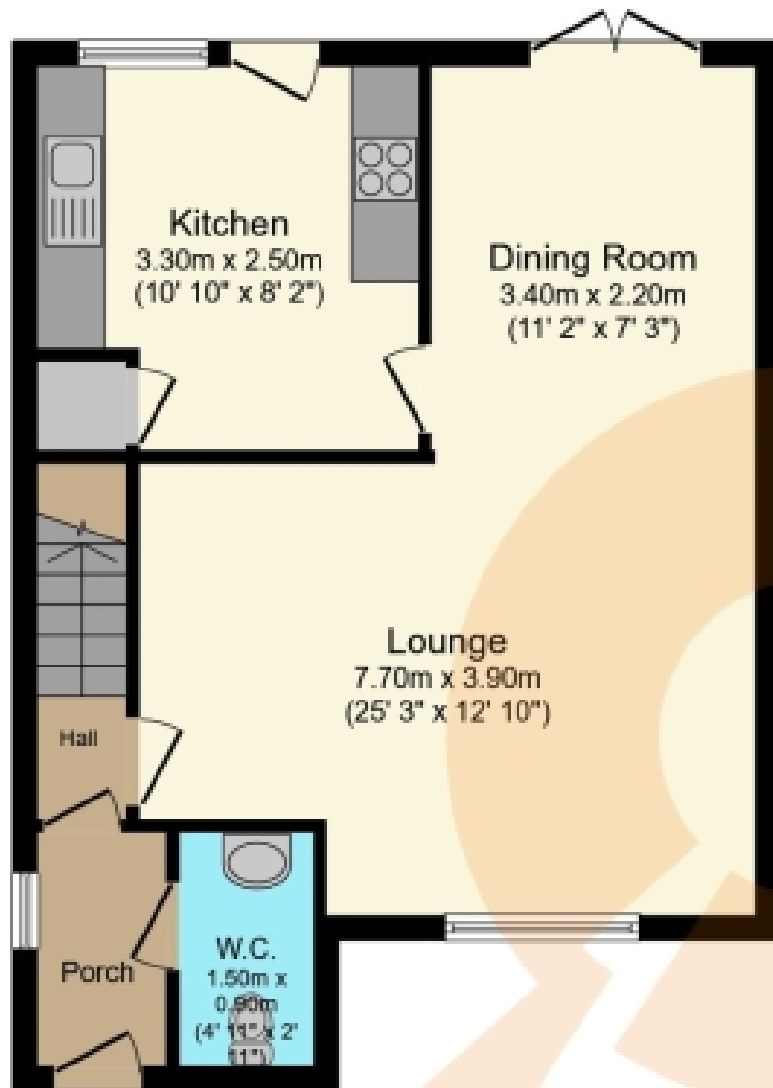




44 Blairafton Wynd, Kilwinning

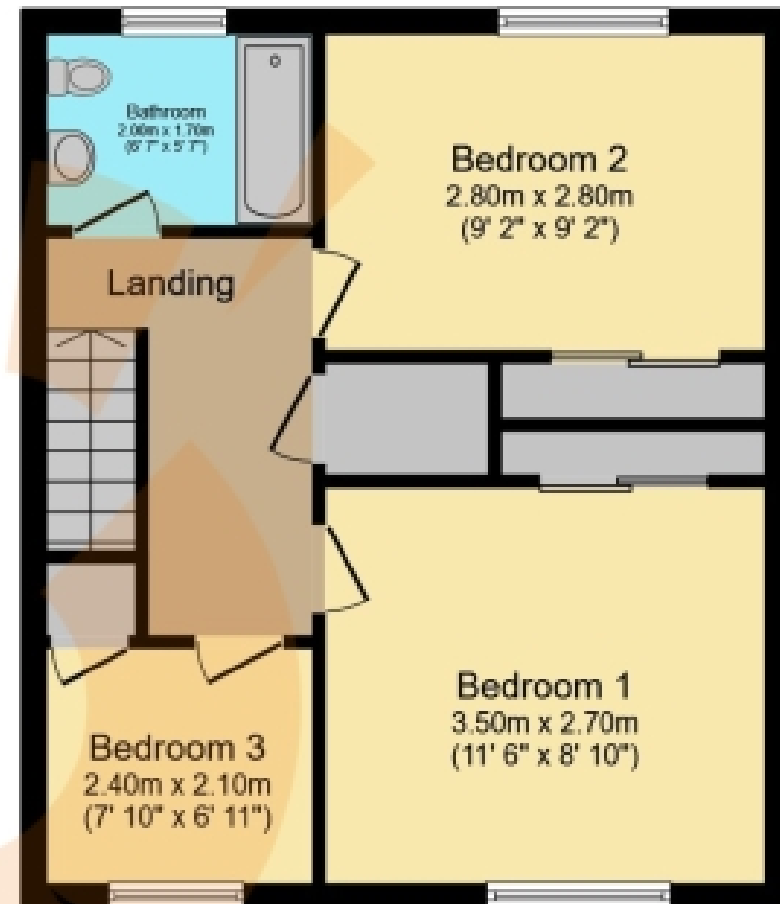
Offers Over £170,000





Ground Floor

Floor area 50.9 m² (548 sq.ft.)



First Floor

Floor area 47.7 m² (513 sq.ft.)

TOTAL: 98.6 m² (1,061 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

**** SOUGHT-AFTER KILWINNING ESTATE ** NEUTRAL DÉCOR THROUGHOUT ** CONVENIENT DOWNSTAIRS W.C. ** LOW-MAINTENANCE GARDENS ** MULTI-CAR DRIVEWAY ** FANTASTIC FIRST-TIME PURCHASE ****. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report

Welcome to No. 44 Blairafton Wynd and this fabulous 3-bedroom semi-detached home, which is ideally situated within a sought-after Kilwinning estate. The property is set just a short drive from a host of excellent local amenities, schooling options and transport links, presenting a fabulous opportunity for a wide range of discerning purchasers.

The property benefits from a multi car driveway, alongside the well-kept front garden area. Entering the property itself, you are presented with a bright and welcoming entrance hallway, giving access in the first instance to the strikingly spacious family lounge/dining area. This entire space is awash with natural sunlight, thanks to the dual-aspect, and there is ample space for a dining table and chairs.

The kitchen is accessed through the lounge, and features a host of white hi-gloss wall and base mounted cabinetry, which pair well with the butcher-block effect work surfaces. Integrated appliances include a 4-ring electric hob, electric oven/grill, extractor hood and dishwasher which will all be included within the sale. Completing the ground level is a convenient downstairs w.c.

Climbing the staircase to the first floor, you will find three generously proportioned bedrooms. Bedrooms One and Two both benefit from in-built mirrored wardrobe, with Bedroom Three lending itself as the perfect home office, study or nursery.

Completing the accommodation is the three-piece family bathroom, comprising of a shower-over-bath with glass screen, w.c. and wash-hand-basin.

Externally, the property boasts a low-maintenance rear garden, featuring a selection of lawn, decorative stone chips and a large sociable decking area - the ideal space for dining alfresco on a warm summers' day.

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

Kilwinning itself has a great host of local amenities ranging including eateries, health centres, shops, transport links and schooling. Please check The Property Boom website for detailed information on local schooling. The West Coast with beautiful sandy beaches is only 10 minutes' drive or a short train journey away.

This property is sure to be very popular therefore we would highly recommend an early viewing. 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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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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