



26 Ladeside Gardens, Kilbirnie

Offers Over £265,000





Ground Floor

Floor area 82.8 m² (892 sq.ft.)



First Floor

Floor area 78.2 m² (841 sq.ft.)

TOTAL: 161.0 m² (1,733 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

EXTENDED LANDSCAPED GARDENS* *MONOBLOCKED MULTICAR DRIVEWAY* *IDEAL FAMILY HOME* *ABSOLUTELY PRISTINE * MODERN THROUGHOUT Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 26 Ladeside Gardens, a built-to-spec family home located in an ever popular cul-de-sac in Kilbirnie. Boasting five generously proportioned bedrooms, the bathrooms and a beautifully landscaped garden, this property is sure to impress.

Upon arriving at No.26 you will be greeted by the large monoblocked driveway which provides enough parking for multiple cars. Manicured gardens to the front lead you into the welcoming entrance vestibule and through towards the main body of the house.

The lounge is wonderfully bright and airy and is decorated in modern, neutral greys. The lounge boasts excellent dimensions and provides the perfect spot for relaxing with the family at night. The kitchen is sleek and modern. Black gloss base and wall units provide ample storage and are paired with black counter tops for an ultra-modern finish. A host of integrated appliances can be found within the kitchen including dishwasher, five burner gas hob and extractor, wine fridge, fridge freezer and oven. The breakfast provides an ideal spot to enjoy a coffee while the separate dining room is perfect for entertaining more formally.

The downstairs wet room is pristine and tastefully decorated in neutral tones. The wet room features a shower head, w.c and wash hand basin. Completing the ground floor is a generously sized bedroom with French doors which lead out to the garden.

The upper-level hosts four more bedrooms, each with excellent built in storage solutions. Bedroom one further benefits from a spectacular ensuite which includes a walk-in shower, w.c and his and hers wash hand basins. Each bedroom follows the tone of the whole house and is immaculately decorated in a stylish tone. Completing the upstairs is the four piece family bathroom. Decorated in marble effect tiling and bright white, this bathroom really is a sanctuary. The bathroom is comprised of a walk in shower, bathtub, w.c and wash hand basin with under vanity storage.

The rear garden is really a triumph. Fully extended, the garden takes full advantage of the space with the manicure lawn, and multiple sociable decking areas for al fresco dining. The monoblocked path seamlessly leads you through the garden between decking areas and over to the low maintenance decorative chipped area.

Kilbirnie offers a range of shops, including supermarkets and small local businesses, ensuring that residents have everything they need close at hand. For those who enjoy nature, the surrounding areas provide beautiful landscapes and outdoor activities. Kilbirnie is well-connected, with regular bus services to nearby towns and Glasgow, and the A737 nearby offers straightforward access to Glasgow Airport and other major destinations, making it an ideal spot for commuters and travellers alike.

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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