



49 Stoneyholm Road, Kilbirnie

Offers Over £285,000





Ground Floor

Floor area 72.8 sq.m. (783 sq.ft.)



First Floor

Floor area 55.8 sq.m. (600 sq.ft.)

TOTAL: 128.5 sq.m. (1,384 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

Located within the highly sought-after Stoneyholm Road, Kilbirnie - No.49 presents a charming traditional blonde sandstone semi-detached villa, seamlessly marrying classic charm and contemporary comfort. The home is surrounded by breathtaking countryside views of the rolling Ayrshire hills and truly makes for a desirable family home.

Approaching the property, an extensive multicar driveway accommodating multiple vehicles provides safe off-street parking. You're welcomed into No.49 through a warming entrance hallway, where soaring ceiling heights set the tone for the grandeur that lies within.

Into the impressive family lounge, a space that effortlessly captivates with its striking dimensions & heights paired with intricate cornicing and bay window formation. The space is further enhanced by the classic focal point fireplace, consuming the room with a comforting warmth.

Into the recently installed kitchen, a contemporary & colourful space boasting matte wall and base mounted cabinetry paired with quartz counter tops and a vibrant salmon splashback – creating a stunning workspace. The kitchen further benefits from a host of quality integrated appliances including oven, fridge freezer and a kitchen island with induction hob & delightful breakfasting bar.

Off the kitchen is a convenient dining area, soaking in the breathtaking countryside scenery surrounding and offering perfect space to enjoy a family meal. To the rear of the home is also a porch / utility space.

On the ground floor is Bedroom Four, a spacious double bedroom offering accommodation for various purposes such as a dining room or home office. Completing the ground floor is a pristine W.C., perfectly elegant in all its simplicity.

Into the upper level are three fabulous double bedrooms, each room bathed in natural light and offering a flexible living space. Bedroom Two, rear facing, has the added bonus of the picturesque landscape beyond. Completing No.49 internally is a four-piece family bathroom comprising of bathtub, walk-in shower cubicle, W.C. and wash hand basin.

The rear garden is a true highlight of this property – an extensive, beautifully landscaped with a sociable patio space, decorative stone chipping area and manicured lawn section. This garden also holds a delightful summer house with full electrics, currently used as a home office space with picture perfect views.

Kilbirnie has a host of great local amenities including the new 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.

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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