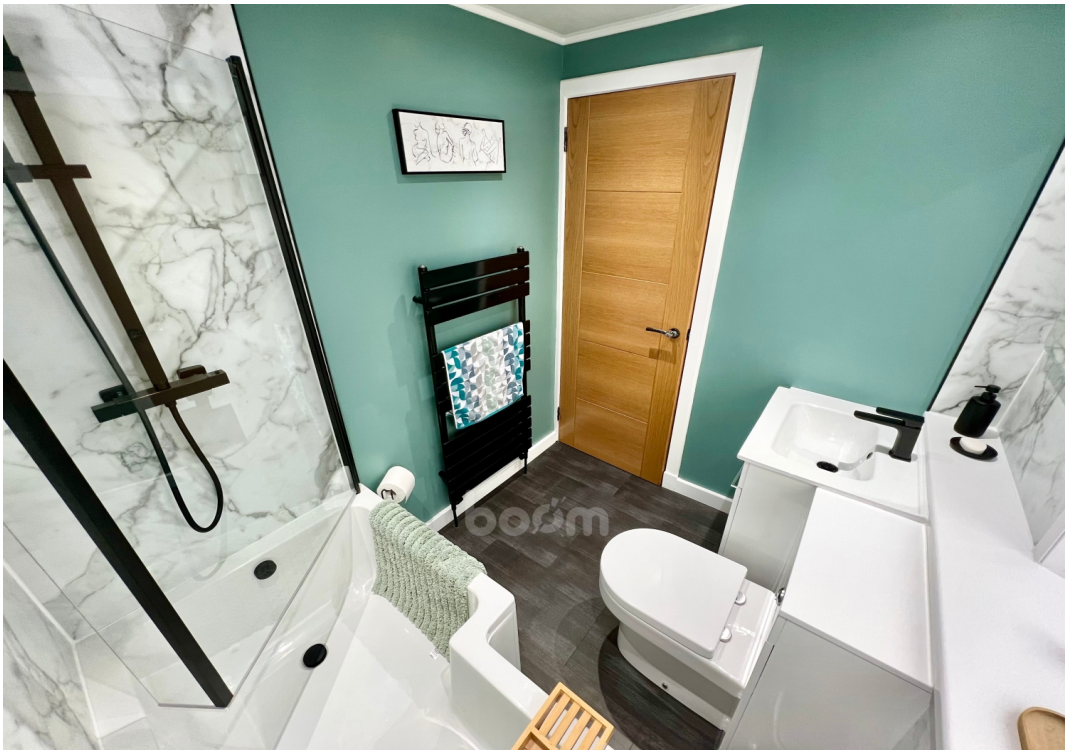
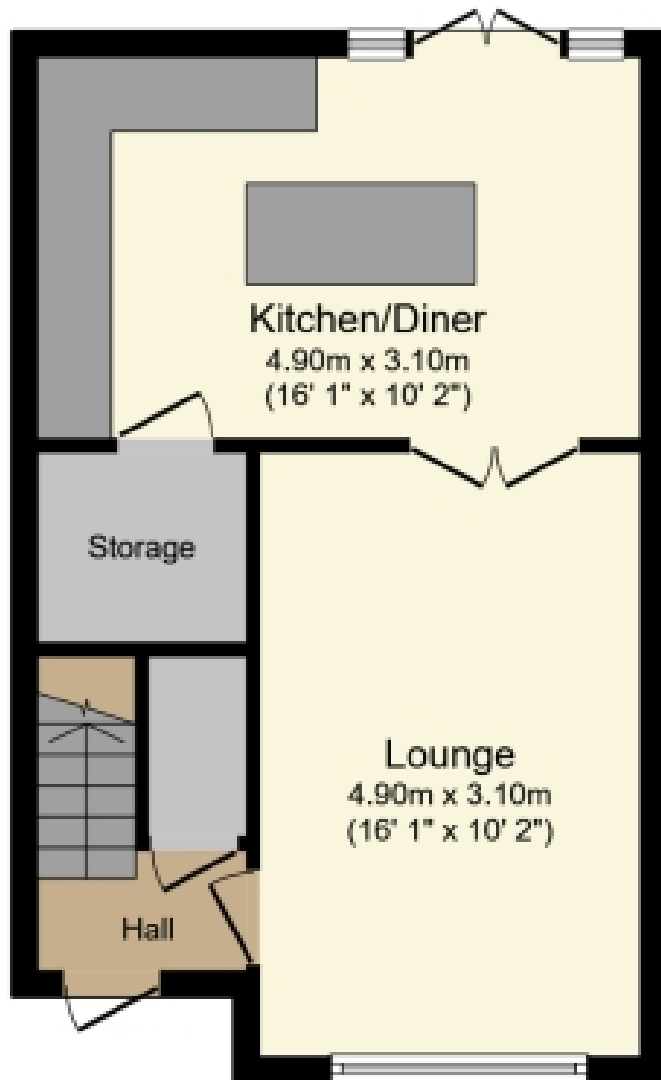




3 Carnoustie Court, Kilwinning

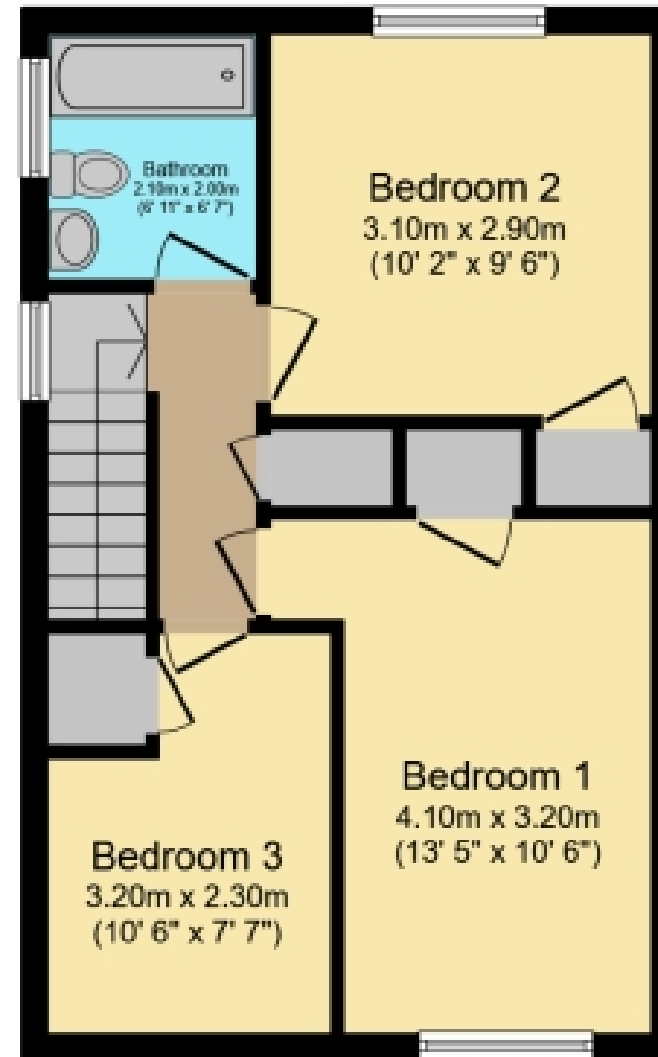
Offers Over £149,995





Ground Floor

Floor area 38.4 m² (414 sq.ft.)



First Floor

Floor area 39.7 m² (427 sq.ft.)

TOTAL: 78.1 m² (841 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 FAMILY HOME ** HIGH-SPECIFICATION KITCHEN WITH ULTRA-MODERN KITCHEN ISLAND ** CONTEMPORARY FAMILY BATHROOM ** BEAUTIFULLY LANDSCAPED GARDENS ** MULTI-CAR DRIVEWAY & GARAGE OFFERING MULTITUDE OF POTENTIAL USES ****. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 3 Carnoustie Court in Kilwinning and this walk-in condition semi-detached home in a sought-after area. The property offers a driveway and garage for secure, off-street parking. The garden is beautifully landscaped, with a feature paving circle, ideal for displaying flowers and adding to the kerb appeal.

Entrance is via a stylish UPVC door and in turn to the bright hallway with fresh neutral décor which flows throughout the entire home. The spacious lounge features quality hardwood flooring, and is filled with an abundance of natural sunlight, thanks to the dual aspect.

The high-specification kitchen features a host of white hi-gloss cabinetry which pairs beautifully with the contrasting butcher-block effect countertops for a cohesive, elegant design. An ultra-modern kitchen island adds both a social area and ample storage, enhancing functionality. Integrated appliances include a child-friendly induction hob with extractor hood, oven, microwave, dishwasher, washing machine and fridge/freezer. The space is further complimented with a large pantry cupboard.

Elegant patio doors within the kitchen open directly to a large sociable patio area, seamlessly blending indoor and outdoor living. The rear garden is beautifully landscaped, and features astroturf for minimal maintenance as well as decorative stone chips.

The garage is a great space offering a multitude of potential uses, and our client is currently using it as a Home Gym. This space could also be used as a Home Office space, for storage, or however you see fit.

The first floor includes three spacious bedrooms, all with built-in storage and additional space for free-standing units if desired. Completing the home is the ultra-modern family bathroom, featuring a shower-over-bath with glass screen, WC, and wash-hand-basin which is contained within a stylish hi-gloss vanity unit.

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.

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