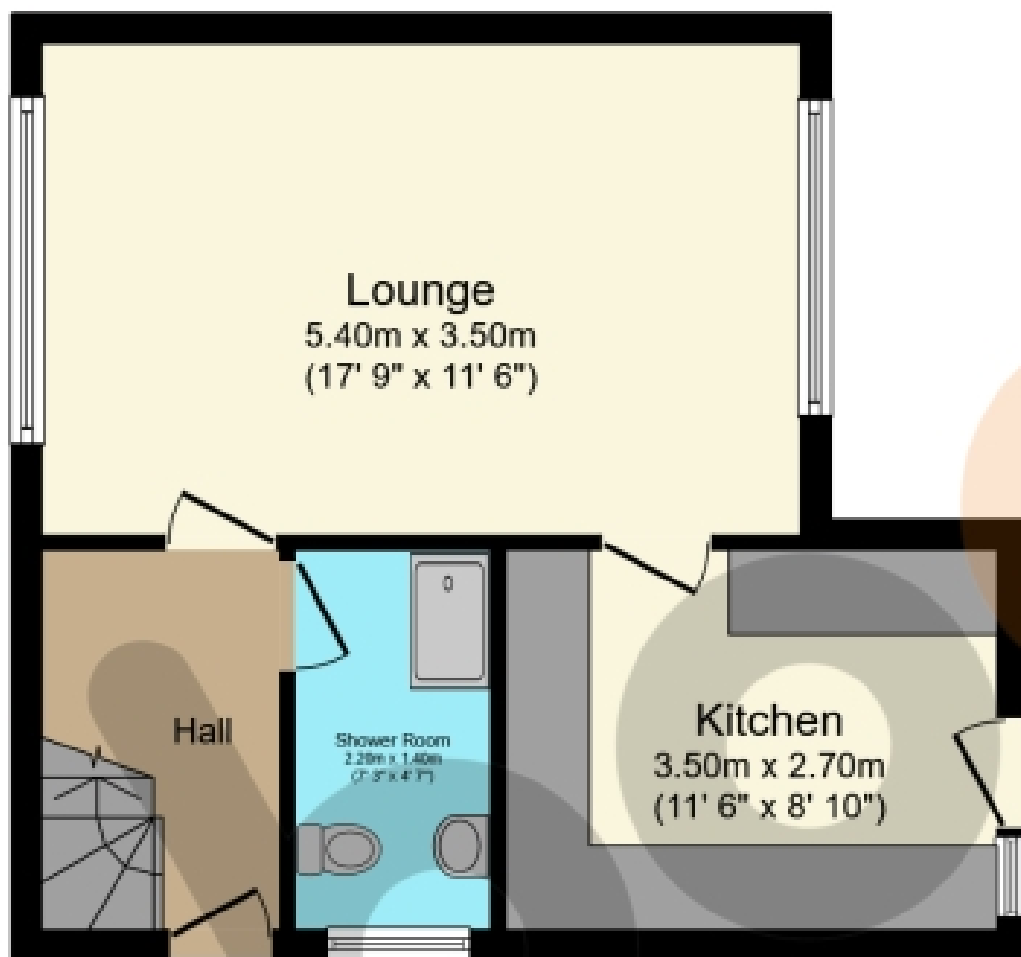




**38 Fudstone Drive, Kilbirnie**

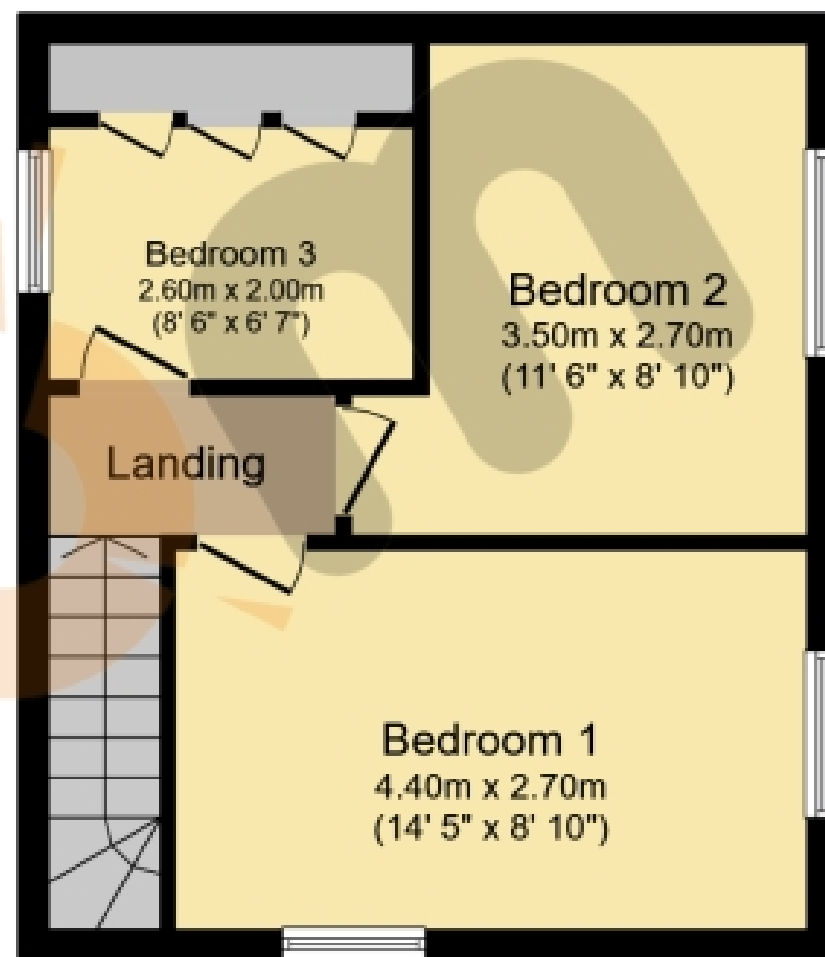
**Offers Over £95,000**





### Ground Floor

Floor area 37.8 m<sup>2</sup> (407 sq.ft.)



### First Floor

Floor area 34.0 m<sup>2</sup> (366 sq.ft.)

**TOTAL: 71.8 m<sup>2</sup> (773 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](http://www.Propertybox.io)

## THE PROPERTY

**\*FANTASTIC FAMILY HOME\* \*THREE SPACIOUS BEDROOMS\* \*LOW MAINTAINENCE REAR GARDEN\* \*DRIVEWAY TO REAR OF PROPERTY\* \*WALKING DISTANCE TO SCHOOLS & AMENITIES** \* Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No. 38 Fudstone Drive, a fabulously proportioned end terrace home located in the ever-popular Kilbirnie locale.

To the front of the property sits a well-maintained garden which is mainly laid to lawn. Step inside the entrance hallway which leads you through to the immaculate lounge. The lounge boasts impressive dimensions and benefits from large dual aspect window formations which let in an abundance of natural light. The focal point fireplace will keep you cosy all winter long.

The well-appointed kitchen holds a range of base and wall cabinetry, which is paired with contrasting countertops for a functional workspace. The kitchen also includes a range of appliances including a fridge freezer, washing machine, tumble dryer, oven with four burner gas cooker.

Completing the ground floor is the fully tiled family shower room. The three-piece shower room consists of walk-in shower, w.c and wash hand basin with ample bathroom storage.

The carpeted stairway leads upstairs to the three generously proportioned bedrooms with Bedroom One & Three boasting excellent built in storage solutions.

To the rear of the property is a fabulously low maintenance garden. The garden features a sociable patio area as well as a chipped section. The rear fence opens out to allow for driveway parking at the rear. The garden is fully enclosed making it ideal for pets and children alike.

Kilbirnie is a commuter town, surrounded by stunning countryside, providing plenty of opportunities for outdoor activities and scenic walks. Residents enjoy a strong sense of community, with local shops, schools, and amenities within easy reach, as well as excellent transport links to nearby towns like Irvine and Glasgow. Kilbirnie's close proximity to both the coast and countryside means you can enjoy the best of both worlds-whether it's a day at the beach or a hike through the hills. Transport links will get you into Glasgow City Centre in under 45 minutes.

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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**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**  
**70 West Regent Street, Glasgow, G2 2QZ**  
**Tel: 0333 900 9089 / Email: smile@thepropertyboom.com**