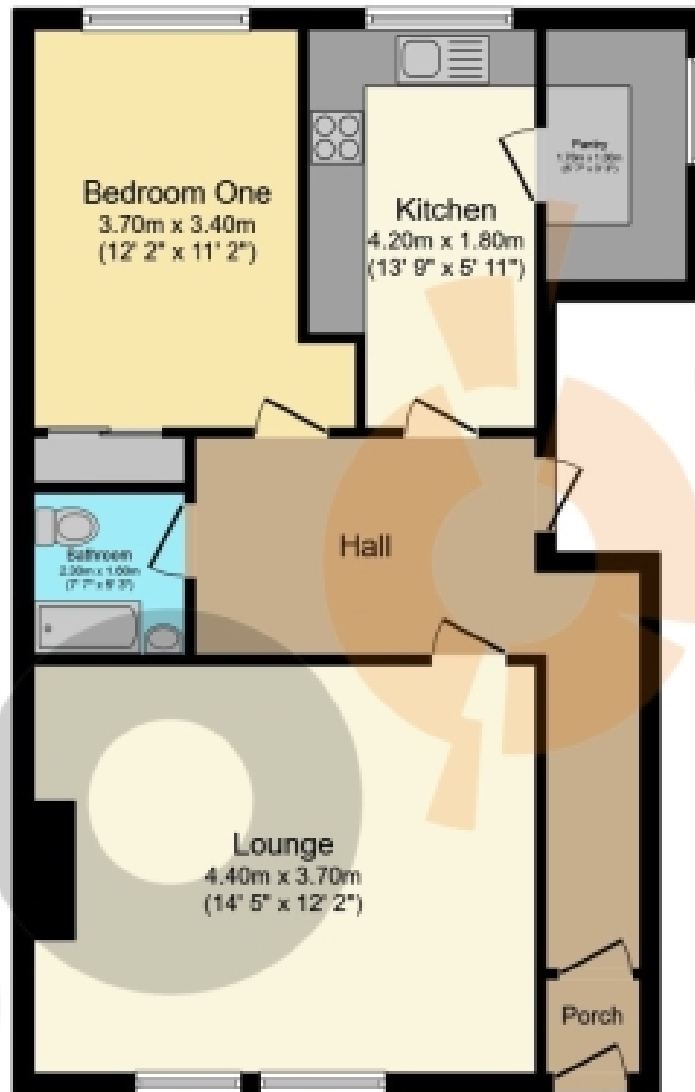




10 Milton Road, Kilbirnie

Offers Over £48,000





Floor Plan

Floor area 68.3 m² (736 sq.ft.)

TOTAL: 68.3 m² (736 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

**** BEING SOLD WITH TENANT IN SITU ** POPULAR LOCALE ** FABULOUS INVESTMENT OPPORTUNITY ** SHORT WALK TO LOCAL AMENITIES ** GREAT TRANSPORT LINKS ****. Please contact your personal estate agents, The Property Boom, for more information and a copy of the Home Report.

Welcome to No. 10 Milton Road in Kilbirnie. Positioned in a popular locale, and being sold with a tenant already in place, this ground floor flat is the ideal opportunity for investors looking to expand their portfolio.

There is a spacious lounge, which has masses of natural light pouring in through the large window formation. The modern fitted kitchen features a range of hi-gloss wall and base mounted units, along with plentiful workspace. Integrated appliances include a 4-ring electric hob, electric oven/grill, extractor hood, fridge/freezer, and there is further space for free-standing appliances where desired.

The property further benefits from a generously proportioned double bedroom, with excellent in-built storage. Completing the home internally is a three-piece bathroom, comprising of a w.c., shower over head bath and a wash hand basin.

To the rear of the property, you'll find the low-maintenance communal garden, which is predominantly laid to lawn, with a communal drying green.

Kilbirnie has a host of great local amenities including the 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.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY?

TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

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.

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