



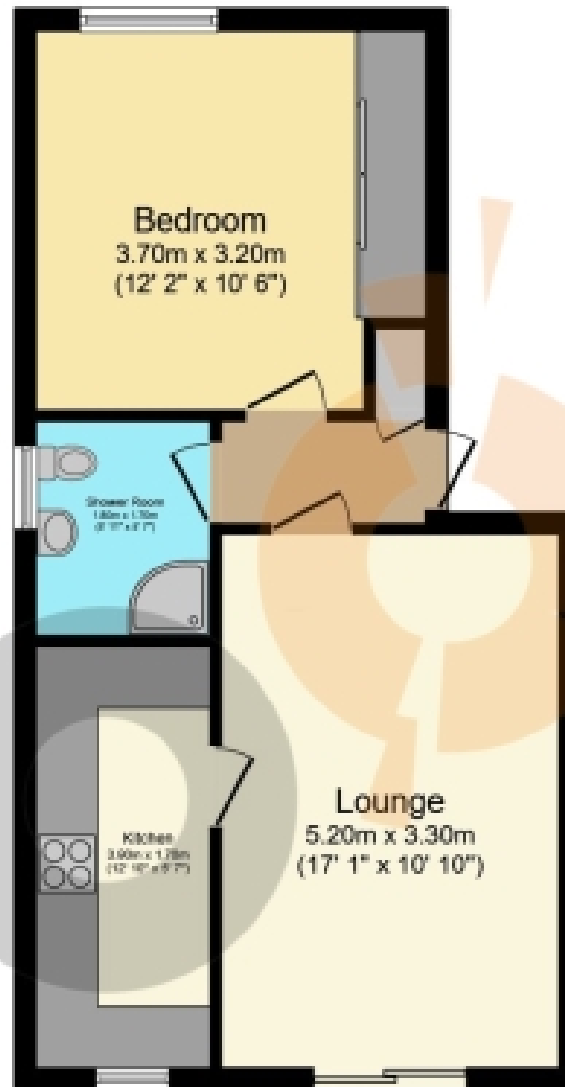
**81 Foundry Wynd, Kilwinning**

**Offers Over £70,000**









## Floor Plan

Floor area 45.1 m<sup>2</sup> (486 sq.ft.)

**TOTAL: 45.1 m<sup>2</sup> (486 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

\* FABULOUS GROUND FLOOR APARTMENT \* GREAT DOWNSIZING OPPORTUNITY \* PERFECT FIRST TIME PURCHASE \* EXCELLENTLY MAINTAINED COMMUNAL AREAS \* PATIO DOORS IN LOUNGE \*\* Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No. 81 Foundry Wynd, Kilwinning. This fantastic ground floor apartment, with excellently maintained communal areas, is the perfect opportunity for a variety of purchasers such as those looking to downsize, first time buyers and investors alike.

To the front of the property, is plentiful residents and visitors parking. Entering the property, you are presented with a welcoming entrance hallway, connecting you seamlessly with all rooms in the apartment.

The spacious lounge is stylishly decorated with neutral tones, and has masses of natural light pouring in through the patio door, leading to the communal rear garden. Moving into the kitchen, there is plentiful work and storage space, with timber effect wall and base mounted cabinetry, and granite effect work surfaces.

The apartment also features a three piece shower room, comprising of a walk in corner shower, w.c., and a wash hand basin encased within a stylish vanity unit. Completing the apartment, is a spacious double bedroom, which has the added benefit of in built storage solutions in the form of sliding mirrored wardrobes.

The property further benefits from gas-central heating and double glazing.

Kilwinning town has a great host of local amenities ranging including eateries, health centres, shops, transport links and schooling. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website. The West Coast with beautiful sandy beaches is only 10 minutes' drive or a short train journey away.

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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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