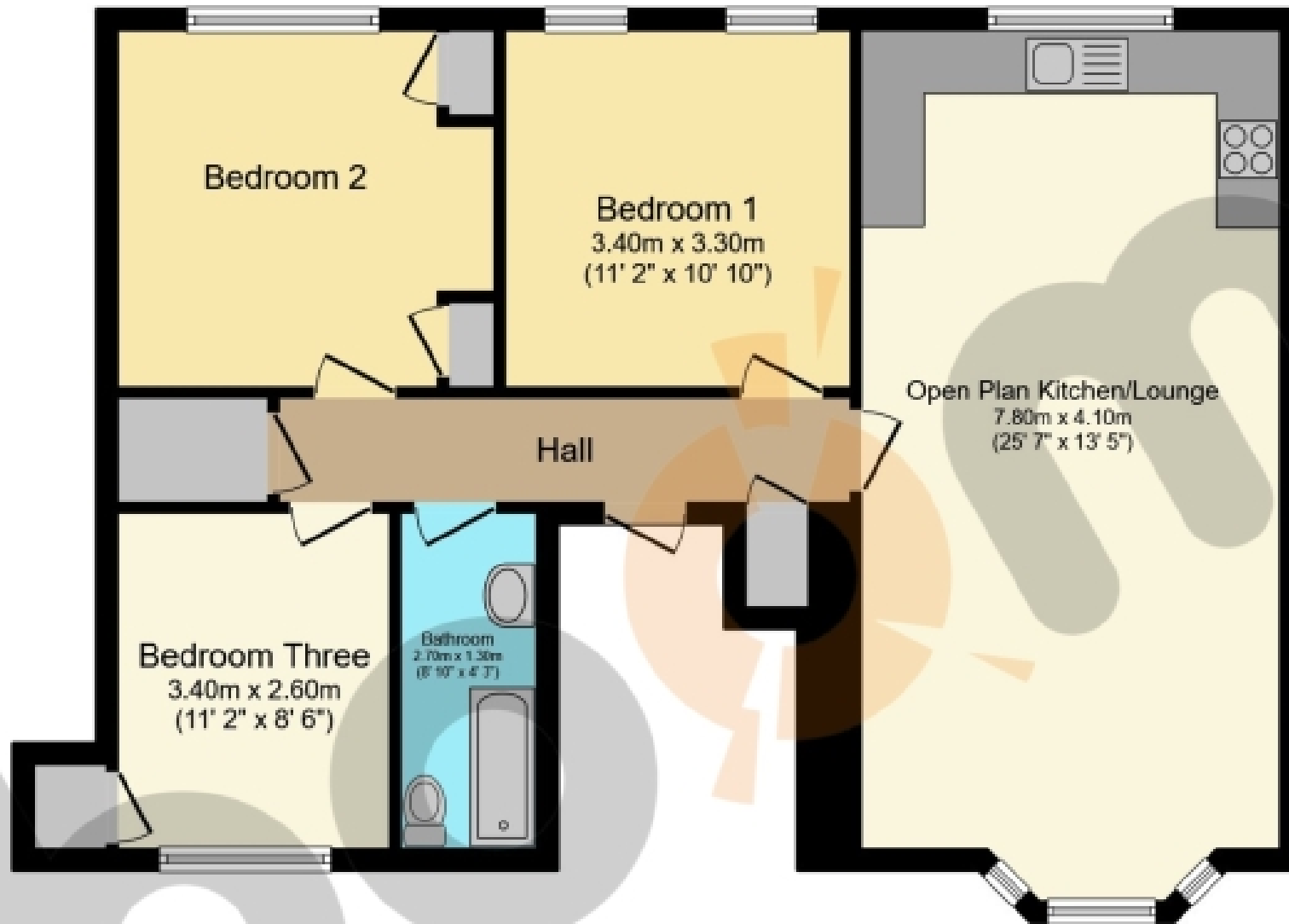




Top Flat, 12 Muirend Street, Kilbirnie

Offers Over £95,000





Floor Plan

Floor area 79.8 m² (859 sq.ft.)

TOTAL: 79.8 m² (859 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

IDEAL FAMILY HOME OR BUY TO LET INVESTMENT* *PRISTINE TOP FLOOR APARTMENT* *DIVIDED SHARED GARDENS* *MODERN AND NEUTRAL DÉCOR THROUGHOUT Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to the Top Flat at 12 Muirend Street in the ever-popular Kilbirnie locale. The property boasts three generously proportioned bedrooms along with a stylish family bathroom. Exteriorly, the property benefits from a sizeable, divided shared garden which also provides plenty of off-street parking. The property is presented to the market in walk in condition so is sure to be popular.

Access to the property is via the well-maintained close which leads up to the top floor which is solely occupied by this wonderful apartment.

The open plan lounge and kitchen creates the perfect family space, allowing the whole family to be together whether you are cooking a meal, or having a family movie night, the excellent dimensions offer a flexible space. The modern and neutral décor is complimented by the quality wood effect flooring which runs throughout the property.

Three generously proportioned bedrooms occupy the property, with Bedrooms Two and Three benefitting from storage solutions. The contemporary family bathroom features grey wet wall paired with white sanitaryware and chrome fixtures and fittings. Sanitaryware includes a w.c., wash hand basin with under counter vanity unit and a bathtub with overhead shower.

To the rear is a divided, shared garden. The garden has been recently landscaped with sociable paving and decorative chipping, making it wonderfully low maintenance space, it's also fully enclosed, creating a safe space for children and pets to play. The garden also provides off street parking.

Kilbirnie has access to a host of amenities, including a well-known supermarket which is 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.

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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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