



20 Ladysmith Road, Kilbirnie

Offers Over £65,000





Ground Floor

Floor area 29.7 sq.m. (320 sq.ft.)



First Floor

Floor area 29.7 sq.m. (320 sq.ft.)

TOTAL: 59.4 sq.m. (639 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 BUY TO LET INVESTMENT * TWO DOUBLE BEDROOMS * GENEROUS DIMENSIONS THROUGHOUT * WALKING DISTANCE TO TRAIN STATION * 30 MINUTES FROM GLASGOW CITY CENTRE * Please contact your personal estate agent, The Property Boom for much more information and a copy of the home report. Welcome to No. 20 Ladysmith Road, Kilbirnie-a fantastic opportunity for first-time buyers and investors alike. This fantastic two-bedroom terraced home is perfectly positioned within walking distance of Glengarnock Train Station, providing regular services to Glasgow City Centre in under 30 minutes.

The lounge impresses with its generous proportions, paired with neutral décor and an abundance of natural light streaming through the dual-aspect windows. The fitted kitchen features wall and base-mounted cabinetry, ample countertop space, and room for freestanding appliances where desired.

Into the first floor are two spacious double bedrooms, each offering a flexible and spacious living spaces. Completing the home internally is a fully tiled shower room featuring a walk-in shower cubicle, W.C., and wash hand basin.

To the rear of the property, you will find a fully enclosed garden, the ideal space for children and pets alike.

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

Kilbirnie has a host of great local amenities including a health centre and well-known supermarket. 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 35 minutes. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away. Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report.

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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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