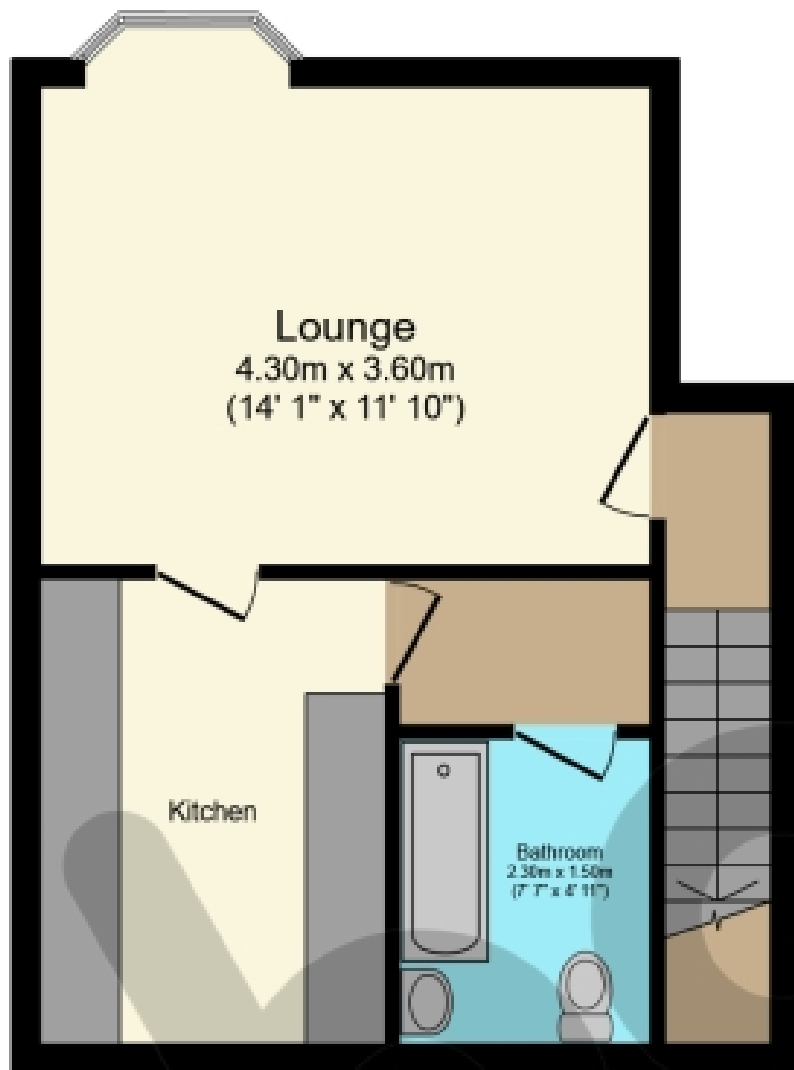




**28B Cochrane Street, Kilbirnie**

**Offers Over £79,995**





Lounge  
4.30m x 3.60m  
(14' 1" x 11' 10")

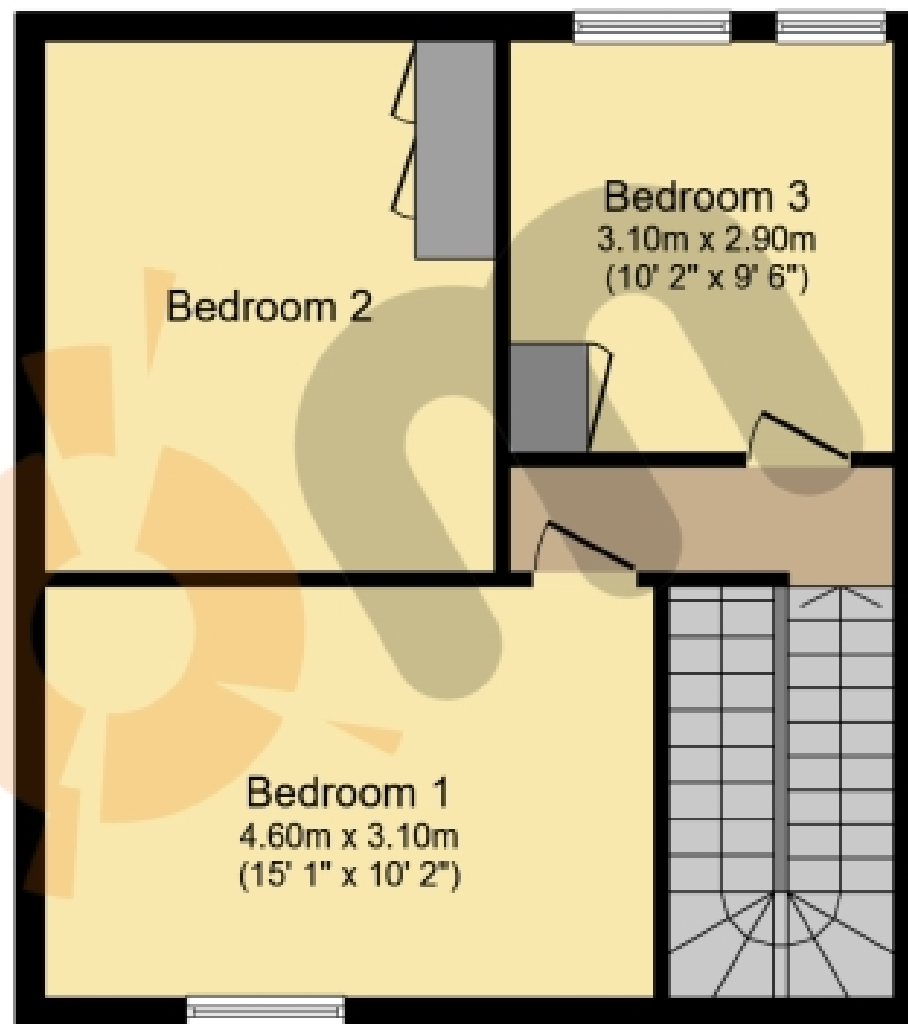
Kitchen

Bathroom  
2.30m x 1.50m  
(7' 7" x 4' 11")

## Ground Floor

Floor area 38.0 sq.m. (409 sq.ft.)

TOTAL: 84.1 sq.m. (905 sq.ft.)



Bedroom 2

Bedroom 3  
3.10m x 2.90m  
(10' 2" x 9' 6")

Bedroom 1  
4.60m x 3.10m  
(15' 1" x 10' 2")

## First Floor

Floor area 46.1 sq.m. (496 sq.ft.)

## THE PROPERTY

**\*IDEAL FAMILY HOME\* \*EXTENSIVE REAR GARDEN\* \*FRESHLY PLASTERED AND DECORATED THROUGHOUT\* \*CHARMING TRADITIONAL BUILD\* \*BRIGHT & AIRY THROUGHOUT\*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 28B Cochrane Street, a charming family home boasting plenty of space and a substantial garden. The property offers three bedrooms and one bathroom and would suit a family or those looking for some more room

Upon entering the property, you will be greeted by the welcoming entrance hallway which gives access to the lounge. You will immediately notice the impressive dimensions of this wonderful accommodation in the bright and airy family lounge. Thanks to the large, double-glazed window formation, the room is filled with natural light.

The kitchen is equally as spacious and hosts a range of quality wooden wall to floor mounted units, paired with contrasting worksurface. There is a stainless-steel sink with chrome mixer tap, integrated 4-ring electric hob with electric/oven grill and fridge freezer included within the kitchen.

To complete the ground level is the family bathroom which is fully tiled from floor to ceiling. There is a three-piece, white-glazed bathroom suite to include a shower-over-bath with glass screen, w.c. and wash-hand-basin.

Access to the upper level is via a carpeted staircase leading to three generously proportioned double bedrooms.

Externally to the rear of the property there is a communal drying green to the end of the garden, as well as an extensive private garden area. This 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 40 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. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

**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.**

**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**