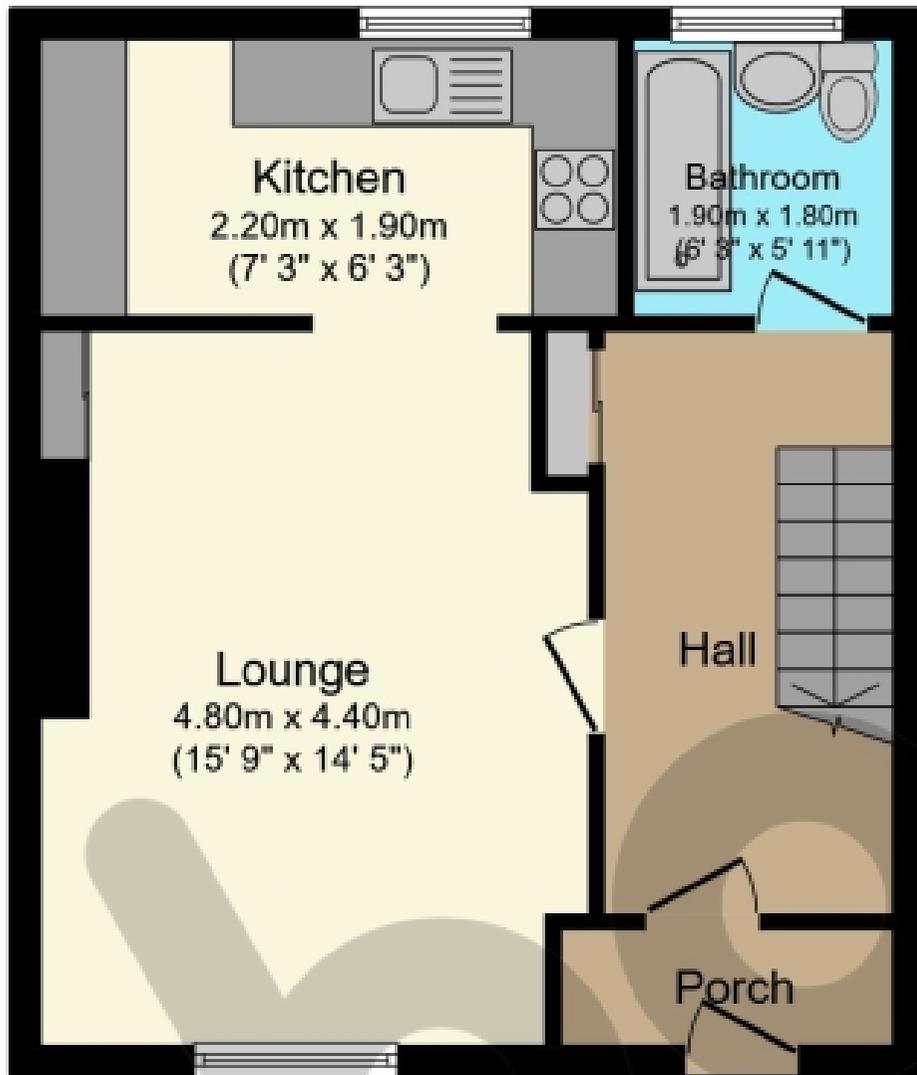




**7 Innerwood Road, Kilwinning**

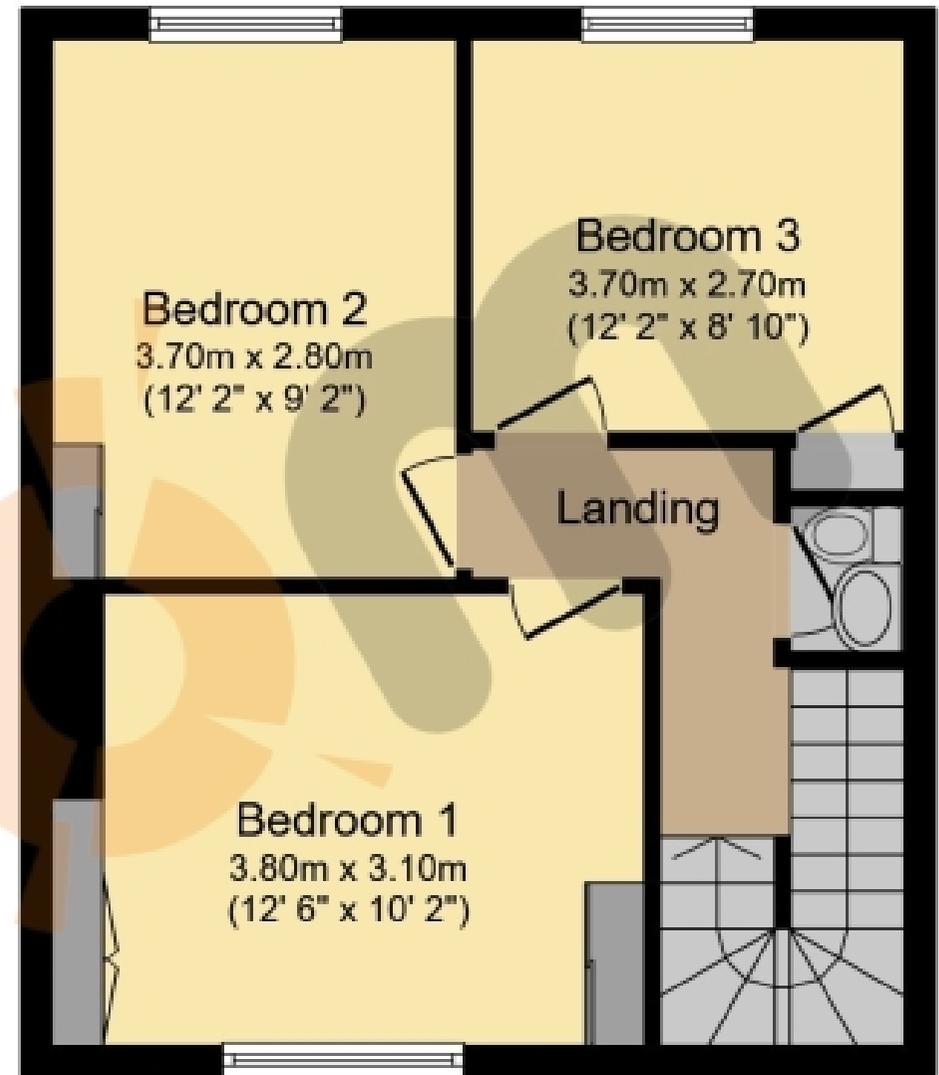
**Offers Over £110,000**





### Ground Floor

Floor area 40.7 sq.m. (438 sq.ft.)



### First Floor

Floor area 40.7 sq.m. (438 sq.ft.)

**Total floor area: 81.4 sq.m. (876 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

**\*FULLY REFURBISHED THROUGHOUT\* WALK-IN CONDITION \*FRESHLY DECORATED\* \*GENEROUS DIMENSIONS\* \*MULTICAR DRIVEWAY\* \*EXTENSIVE REAR GARDEN\* \*PERFECT FAMILY HOME OR FIRST TIME PURCHASE\*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 7 Innerwood Road, a fully refurbished family home located in the ever-popular Kilwinning area. This stunning property offers three bedrooms and two bathrooms, each thoughtfully updated with brand-new flooring, fixtures, and fittings. The expansive rear garden is a standout feature, providing a perfect space for both pets and children to enjoy. With its blend of modern updates and spacious living, this home is sure to attract many potential buyers, so early viewing is highly recommended.

At the front of the property, a chipped driveway provides safe off-street parking for up to two cars. A paved pathway leads you to the welcoming entrance vestibule, which then opens into the spacious entrance hallway. The lounge is bright and airy, bathed in natural light from the large, double-glazed window.

The recently updated kitchen boasts a range of base and wall mounted cabinets, offering ample storage space. The crisp white cabinetry is beautifully contrasted by dark countertops, creating a stylish and efficient workspace. The kitchen is further enhanced by integrated appliances, including a four-burner gas hob, electric oven, and fridge-freezer.

The family bathroom is conveniently located on the ground floor and features a stylish three-piece suite. It includes a bathtub with an overhead shower, a WC, and a wash hand basin with under-counter storage. Recently refurbished, the bathroom is finished with elegant marble-effect wet walls and wood accents, mirroring the quality updates throughout the property.

The upper floor is home to three spacious double bedrooms, with Bedrooms One and Two offering the added convenience of built-in storage solutions. Completing this level is a pristine WC.

To the rear of the property sits the sizeable rear garden, which is predominantly laid to lawn. A drying green provides the perfect spot to hand your washing. The property further benefits from gas-central heating and double glazing throughout, providing all rooms with a delightful warmth.

The property is perfectly situated to enjoy a host of local amenities and public transport links. Please check The Property Boom website for detailed information on local schooling. The West Coast with beautiful sandy beaches is only 10 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.

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**THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.**

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