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## Paduff Place, Kilbirnie, Ayrshire, KA25 7AR



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# Paduff Place, Kilbirnie, Ayrshire, KA25 7AR

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## DESCRIPTION

Your Move are proud to present to the market this Attractive Semi Detached Villa located within the popular residential location of Paduff Place, Kilbirnie. The well presented accommodation which is set over two levels comprises; welcoming reception hallway, bright modern lounge with dining area, modern fitted kitchen, two generous double bedrooms and the fitted family shower room. The property further benefits from a system of gas central heating and double glazing. Gardens to the front and rear, mono bloc driveway for several vehicles. Early viewing is essential to appreciate the accommodation on offer.

## LOCATION

The North Ayrshire town of Kilbirnie is ideally located for its road links to Paisley and Glasgow via the A737/M8. There is also easy access to Largs and most areas on the Ayrshire coast. Local amenities in the town include a selection of local shops for everyday needs, pubs, post office, bank, leisure centre and supermarket complex. In addition Kilbirnie also offers superb local schooling at primary and secondary level. Kilbirnie golf course is nearby and there are regular rail services to Glasgow which operates from the nearby village of Glengarnock. Glasgow airport is also within commuting distance.

## RECEPTION HALL

Entered via double glazed door, allows access to the lounge, kitchen and upper level via carpeted stairwell, front facing window formation, laminate flooring, wall mounted radiator, ceiling mounted light fitting, power.

## LOUNGE

**5.89m x 3.43m (19'4" x 11'3")**

Modern lounge, front and rear facing double glazed window formations allow natural light in to the room, ample space for dining, laminate flooring, two wall mounted radiators, two ceiling mounted light fittings, power.

## KITCHEN

**3.00m x 2.72m (9'10" x 8'11")**

Fitted with a selection of floor standing and wall mounted units which allow ample storage, complimentary work surfaces and splash back tiling, inset stainless steel sink, rear facing double glazed window formation, double glazed door allows exit to rear garden, under stair storage facility, space for plumbing and appliances, tiled laminate flooring, wall mounted radiator, ceiling mounted light fitting, power.

## UPPER LANDING

Upper landing allows access to the two bedrooms and shower room, carpeted flooring, hatch to attic.

## BEDROOM 1

**3.25m x 2.95m (10'8" x 9'8")**

Master bedroom, front facing twin double glazed window formations, carpeted flooring, wall mounted radiator, ceiling mounted light fitting, power.

## BEDROOM 2

**3.25m x 2.84m (10'8" x 9'4")**

Well proportioned double bedroom, rear facing double glazed window formation allows open aspect views, mirrored storage facility, carpeted flooring, wall mounted radiator, ceiling mounted light fitting, power.

## **SHOWER ROOM**

**2.21m x 1.70m (7'3" x 5'7")**

Partially tiled, fitted with three piece modern suite which comprises; wc, wash hand basin incorporated in to vanity unit, seperate shower stall, rear facing opaque double glazed window formation allows privacy and natural light, tiled vinyl flooring, wall mounted radiator, ceiling mounted light fitting.

## **FRONT GARDEN / DRIVEWAY**

Partially enclosed with wall perimeter, laid to decorative chips with a selection of mature shrubs, generous mono bloc driveway allows off street parking for several vehicles.

## **REAR GARDEN**

Enclosed with fence perimeter, laid to decorative chips, paved patio area, selection of mature shrubs, timber shed.

## **DIRECTIONS**

From Main Street in Kilbirnie town centre, turn left before the roundabout onto Bank Street. Turn right into Glasgow Street then right again into Paduff Place.

## **CLAUSES:**

### **MORTGAGE & FINANCIAL ADVICE:**

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

### **ALL MEASUREMENTS:**

All Measurements are Approximate

## **LASER TAPE CLAUSE:**

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

## **OFFICE OPENING HOURS:**

Mon-Fri 9:00-17:30

Sat 10:00-13:00



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