

2 bedroom flat for sale, Holmhead, Kilbirnie KA25 (59,995 GBP)



Location **Scotland, Ayrshire**
<https://www.freedasz.co.uk/x-162480-z>

SUMMARY Well presented 2 bedroom 1st floor tenement flat comprising reception hall with walk-in utility cupboard, bay windowed lounge, large dining kitchen with integrated appliances, 2 bedrooms, spacious bathroom. Gas CH. DG. Off-street parking. Communal lanwed gardens. **DESCRIPTION** This well presented 2 bedroom flat is situated on the preferred 1st floor of this tenement building. Accommodation comprises: Well maintained communal entrance; Reception hall with large walk-in storage cupboard with space and plumbing for washing machine; Bay windowed lounge with feature fireplace housing a living flame effect gas fire, cornicing to ceiling; Large dining kitchen with integrated hob, oven, cooker hood, fridge and freezer, space for a tumble dryer/dishwasher, ample room for a dining table and chairs; Large master bedroom with ample space for bed furniture; Bedroom 2 is a good sized single bedroom or small double bedroom; Larger than average 3 piece bathroom with integrated over bath shower. The subjects are enhanced by double glazing and a gas fired central heating system. To the rear lies large communal grounds where there is off-street parking for the properties as well a large lawned area. Communal Entrance Reception Hall Lounge 15' 6" inc. bay x 12' 5" (4.72m inc. bay x 3.78m) Dining Kitchen 12' 5" x 12' 2" (3.78m x 3.71m) Bedroom 1 12' 3" x 12' 3" (3.73m x 3.73m) Bedroom 2 12' 2" x 5' 8" (3.71m x 1.73m) Bathroom 1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. **2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. **4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS.**

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