



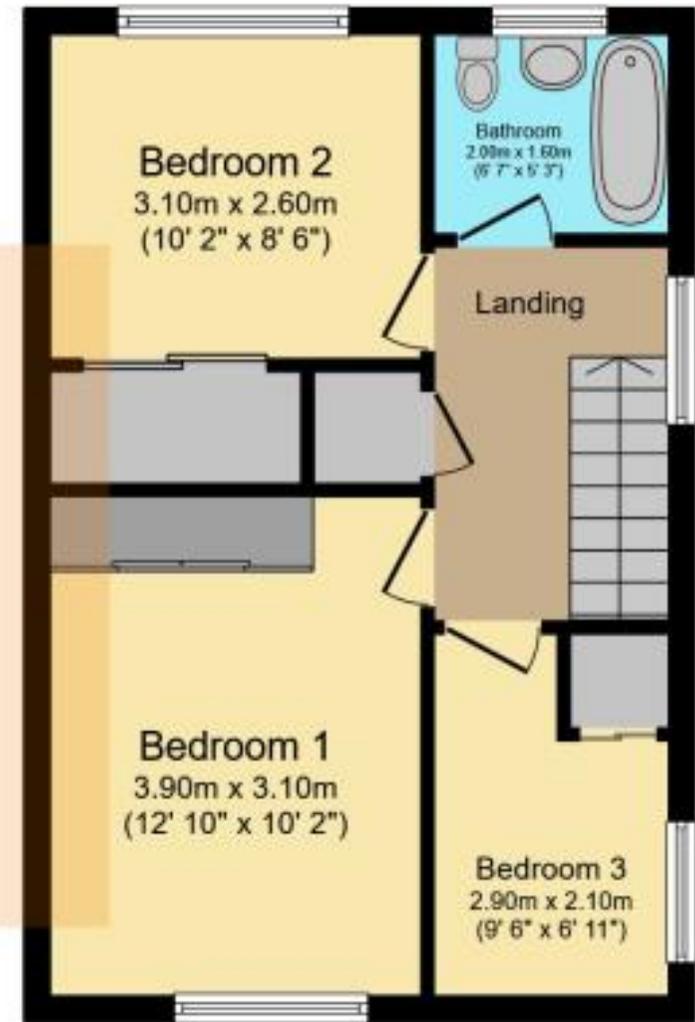
13 Lancaster Avenue, Beith

Offers Over £189,995





Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

Welcome to 13 Lancaster Avenue, a charming three-bedroom detached family home located in the heart of Beith. Just a short walk from all local amenities and Beith Primary School, this highly sought-after property has so much to offer. Externally, this property is lined with well-kept hedges providing lots of privacy, and there is a generous multi car drive leading to an integral garage, offering plenty of off-street parking for a number of vehicles. This delightful home oozes warmth and comfort from the moment you enter. The spacious lounge area has neutral tones and an abundance of natural light; the perfect spot for your family to relax and unwind in front of the fireplace. Quality flooring leads seamlessly through to the family dining room which features contemporary spotlights with French doors offering access to a fully enclosed rear garden which is perfect for both children and pets. The stylish kitchen has everything you could need, with an ultra-modern breakfast bar - the perfect spot for your morning coffee. The kitchen offers generous workspace and a variety of storage solutions. Integrated appliances include a child-friendly induction hob, electric oven/grill and extractor hood and there is additional space for a washing machine, dishwasher, and fridge freezer. Off the kitchen you are met with a W.C. which is perfectly elegant in all of its' simplicity. Following the stairs, with useful under stair cupboard, you will find 3 good sized bedrooms. Bedrooms One and Two are elegant double bedrooms featuring sliding mirrored wardrobes and large, double-glazed windows which engulf both rooms with natural sunlight. The bright and airy family bathroom is fully tiled and comprises of a three-piece suite including a shower over bath with glass screen, W.C. and wash and basin. Contemporary chrome fixtures and fittings can be found throughout to include a mixer tap and heated towel rail. This property further benefits from gas central heating and recently installed double glazing, providing all rooms with a cosy warmth. This ideal family home is a short walk to Beith Primary and within safe walking distance of the recently 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. The picturesque town of Beith is a delightful place with local cafes and an eclectic range of shops. This fabulous accommodation is sure to be very popular therefore we strongly recommend an early viewing. 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. 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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