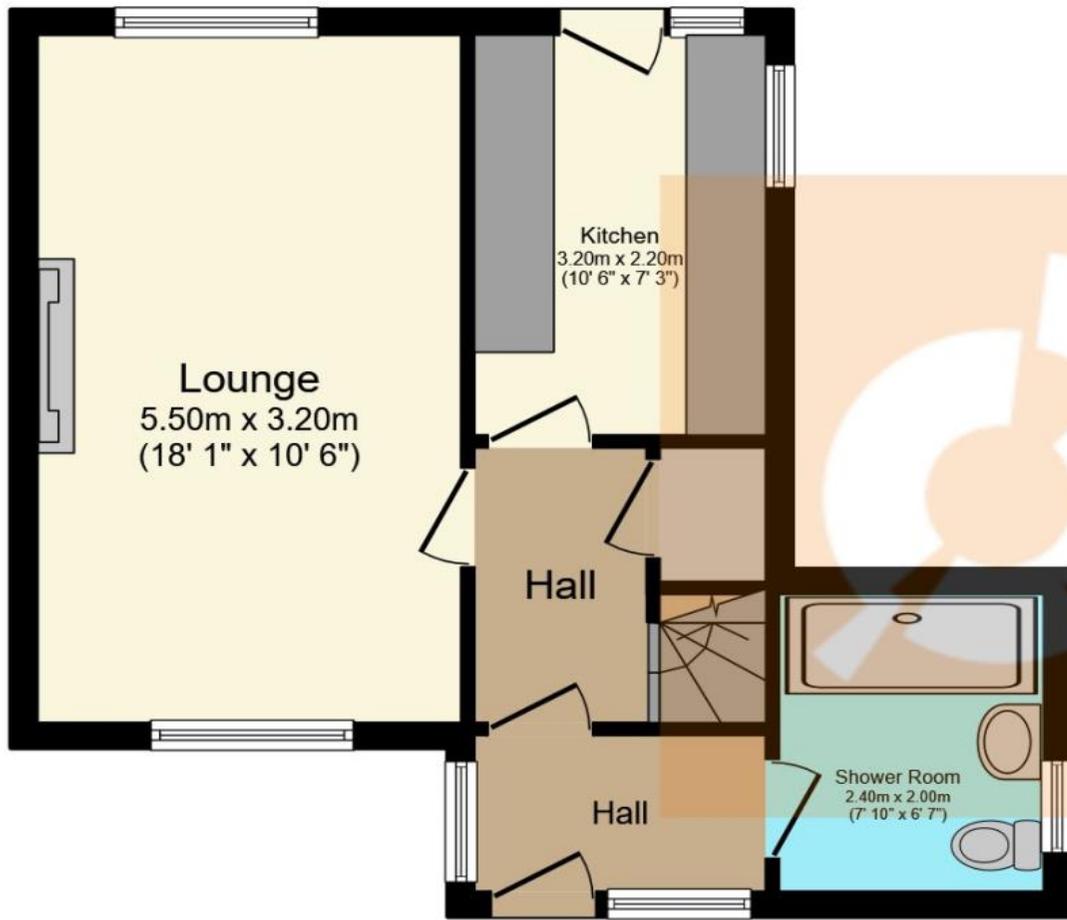




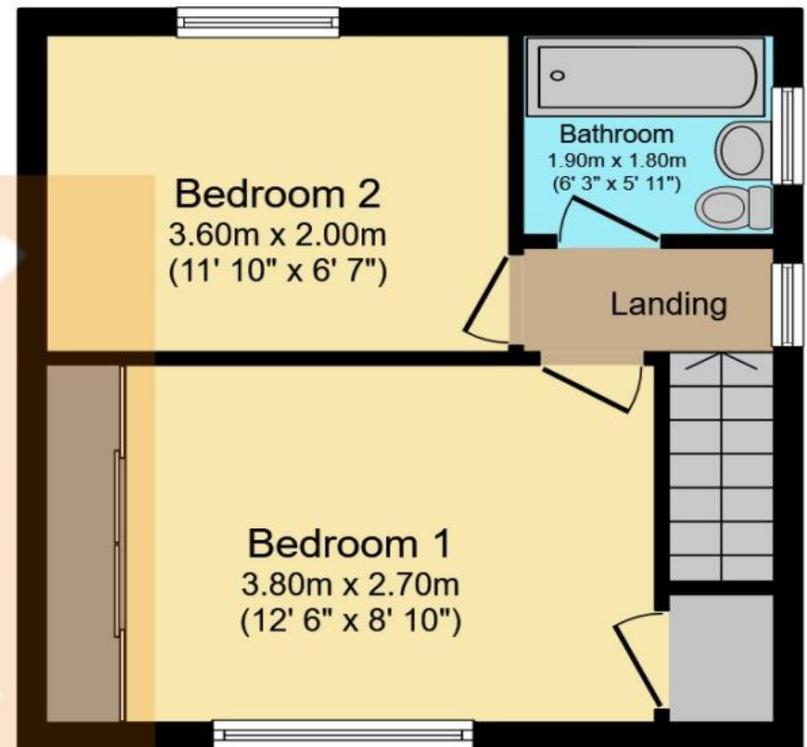
2a Rowan Avenue, Beith

Offers Over £90,000





**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 No.2A, a fantastic two-bedroom semi-detached home boasting an impressive corner plot with multi car driveway. This spacious accommodation presents itself as a perfect first purchase or for those looking to downsize.

Entrance to the property is via a bright and airy reception hallway leading into the lounge. The family lounge offers fantastic dimensions and is filled with an abundance of light through dual aspect window formation and further benefits from a focal point fireplace.

The kitchen has ample storage in the form of base and wall mounted units with contrasting granite effect countertops. The kitchen further holds under counter space for a cooker, fridge, freezer and washing machine.

A pristine shower room is situated on the ground level of the property for easy access. This space has a walk-in shower cubicle with overhead rainfall shower, under sink vanity unit and wall mounted heated towel rail.

Access to the rear garden is via the kitchen. The garden is made up of decorative stone chipping and patio area that travels from the front of the property to the rear. The front of the property has an extensive multicar driveway, perfect for safe off-street parking.

Moving to the upper level of the home, there are two generously proportioned double bedrooms with bedroom one providing excellent built-in storage facilities in the form of a cupboard and sliding double wardrobes. Completing this fantastic home is a modern family bathroom comprising of a chrome mixer sink and bath tap with handheld shower, and heated wall mounted towel rail. This stylish bathroom offers a great space to relax and unwind.

The property further benefits from gas-central heating and double glazing, providing a lovely warmth throughout the accommodation.

Ideally situated for Beith Primary and within safe walking distance of 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 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.

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. Thank you. **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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