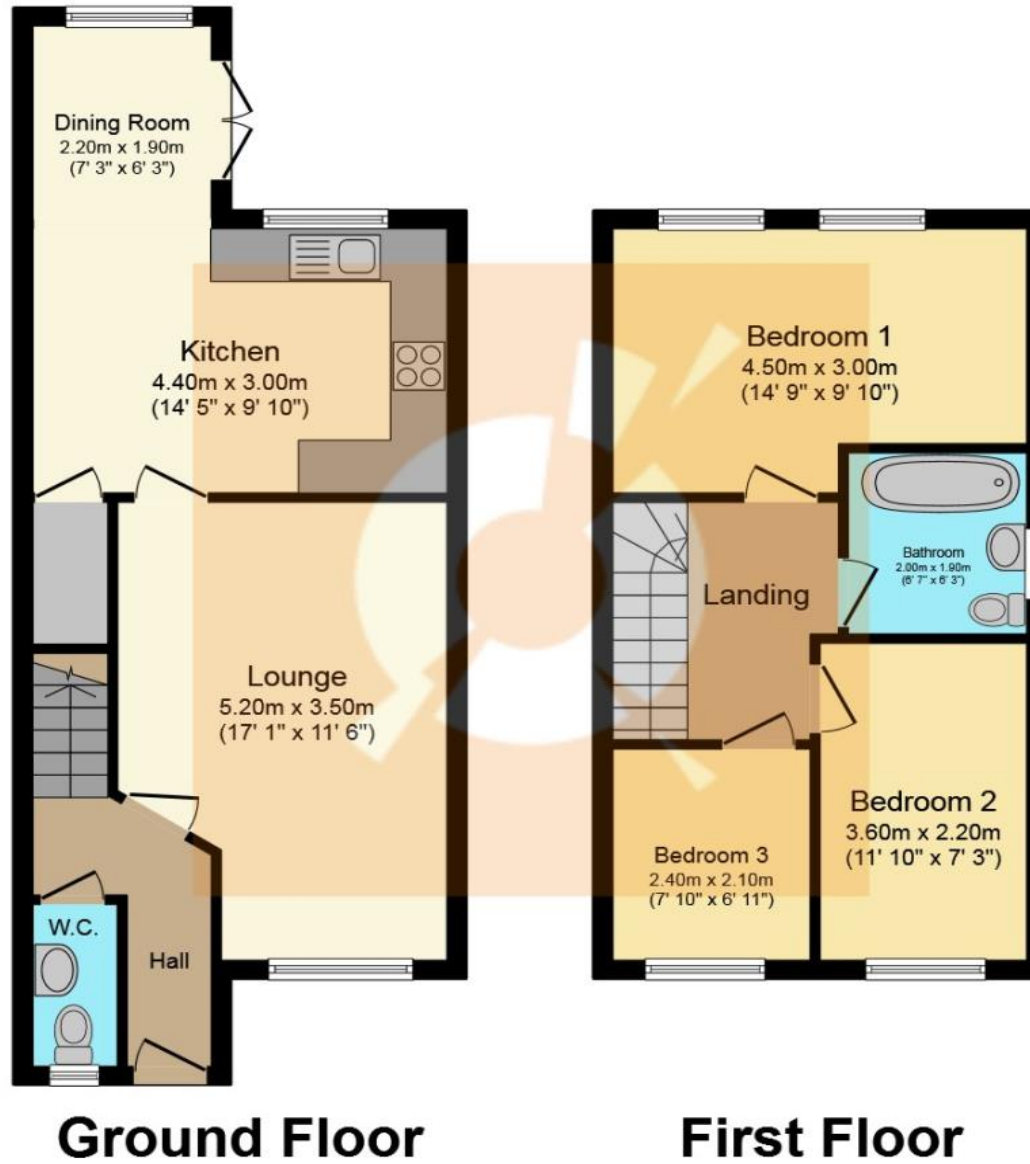




25B New Street, Beith, KA15 2ET

Offers Over £129,000





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

## THE PROPERTY

Welcome to No.25B This fabulous semi-detached home is situated within an ever-popular Beith locale and just a short walk from a host of local amenities, local primary school and excellent public transport links that offer regular services to Glasgow City Centre.

To the front of the home there is a multicar monobloc driveway leading to the entrance. Upon entering, you're welcomed in through the bright and airy reception hallway that has been presented in immaculate condition; light interiors and quality wooden flooring lead into the lounge. The family lounge is generously proportioned and filled with an abundance of natural sunlight through a large, double-glazed window, complimenting the stylish décor and soft tones within; creating a delightful space to relax. Off the lounge is the modern fitted kitchen that hosts an array of white wall and base mounted units paired with dark marble effect worktops and splashback for a fashionable and efficient workspace. The kitchen further benefits from quality integrated appliances including, four ring gas cooker, oven and hood.

Within the kitchen space is a fabulous open dining area that is awash with sunlight through patio doors that lead into the garden. Completing the ground floor of No.25B is a pristine W.C. which is perfectly elegant in all its simplicity. Into the upper level there are three generously proportioned bedrooms, with Bedroom Three offering flexible living as currently being utilised as a home office. The contemporary family bathroom comprises of a bathtub with overhead shower and glass screen, wash hand basin and W.C. as well as a variety of chic fixtures and fittings including a chrome waterfall mixer tap. The rear garden of this wonderful home is low maintenance with a synthetic lawn section and sociable patio area; perfect for entertaining during the summer months. The garden is also fully enclosed with privacy fencing that offers a safe space for children and pets alike.

This fabulous accommodation will no doubt be very popular therefore we would highly recommend an early viewing to avoid disappointment. The property further benefits from gas-central heating and double glazing throughout, providing all rooms with a delightful warmth. Ideally situated for Beith Primary and within 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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