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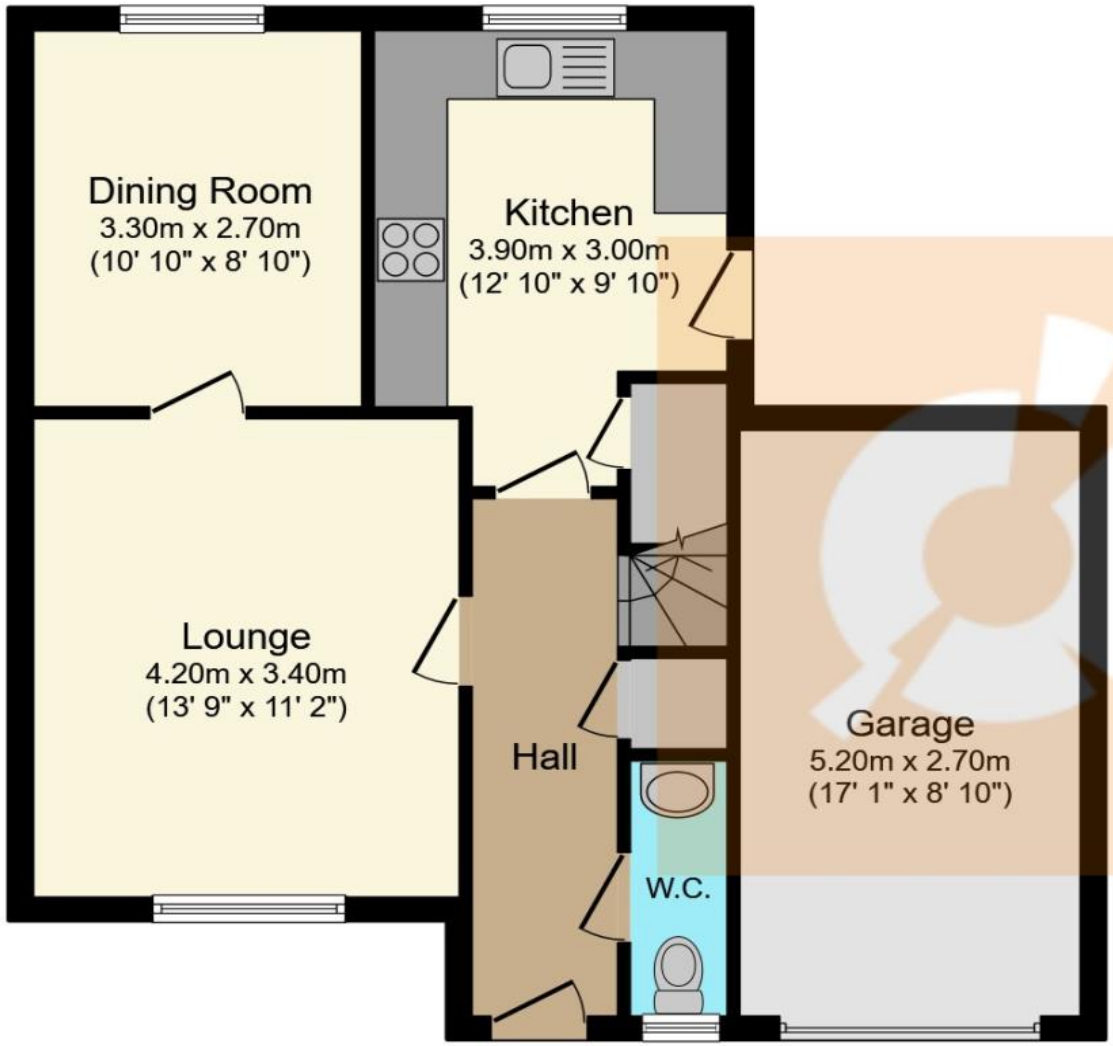
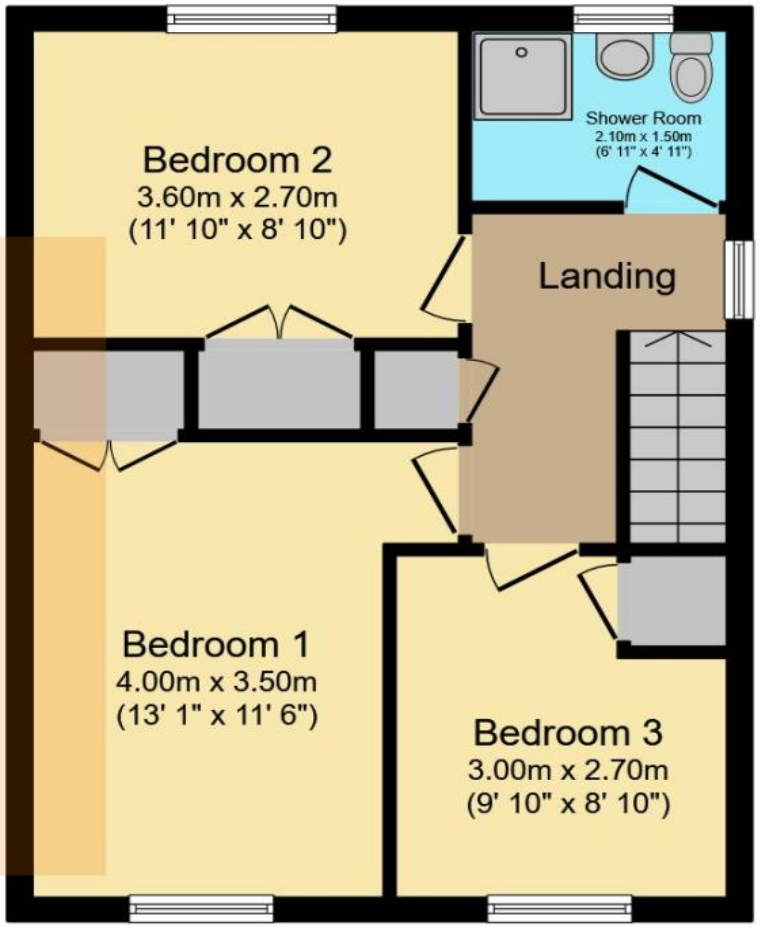
45 Spiers Avenue, Beith

Offers Over £199,995



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

SUPERB DETACHED HOME WITH INTEGRAL GARAGE Presented to the market in true walk-in & start living condition. View in Person or Online. **BRAND NEW SHOWER ROOM** High-specification kitchen and an abundance of built-in storage throughout. **HD Property Video Tour Available** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the home report.

Welcome to No. 45 Spiers Avenue. This fabulous home has been presented to the market in true walk-in condition and offers stylish and spacious family accommodation within a highly sought-after development. No stone has been left unturned with the immaculate presentation of this property and an early viewing would be advised to avoid disappointment. To the front of the home is a manicured lawn section and monobloc driveway leading to integral garage, offering ample parking. Upon entering, you're welcomed in through the warm and inviting reception hallway, decorated with fresh tones and quality wooden flooring which flows seamlessly into the lounge.

The family lounge offers fabulous dimensions and has been stylishly decorated with neutral tones. The lounge is further complimented with an abundance of sunlight thanks to the recently installed double glazed window formations. Off the lounge is a delightful dining room with tasteful décor offering ample space for entertaining guests or enjoying a meal with family. The contemporary fitted kitchen houses an array of stylish wall and base mounted units paired with butcher-block effect worktops and under cabinet LED lighting, creating a chic and efficient workspace. The kitchen further benefits from a host of quality integrated appliances including 5-ring gas hob, electric oven/grill, microwave, fridge freezer, wine cooler and dishwasher which will all be included within the sale - making for a fantastic purchase! Completing the ground floor is a pristine W.C. which is perfectly elegant in all it's simplicity.

On to the upper level there are three generously proportioned double bedrooms, all of which boast excellent built-in storage. Recently installed within the home is the ultra-modern shower room comprising of a walk-in shower cubicle with rainfall shower, W.C. and hand wash basin with vanity unit and LED mirror as well as a heated towel rail. The beautifully landscaped rear garden is fully enclosed and predominantly laid to lawn with a sociable patio area; the perfect space for children and pets alike.

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.

This fabulous family home in a highly sought-after location will be very popular. We would highly 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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