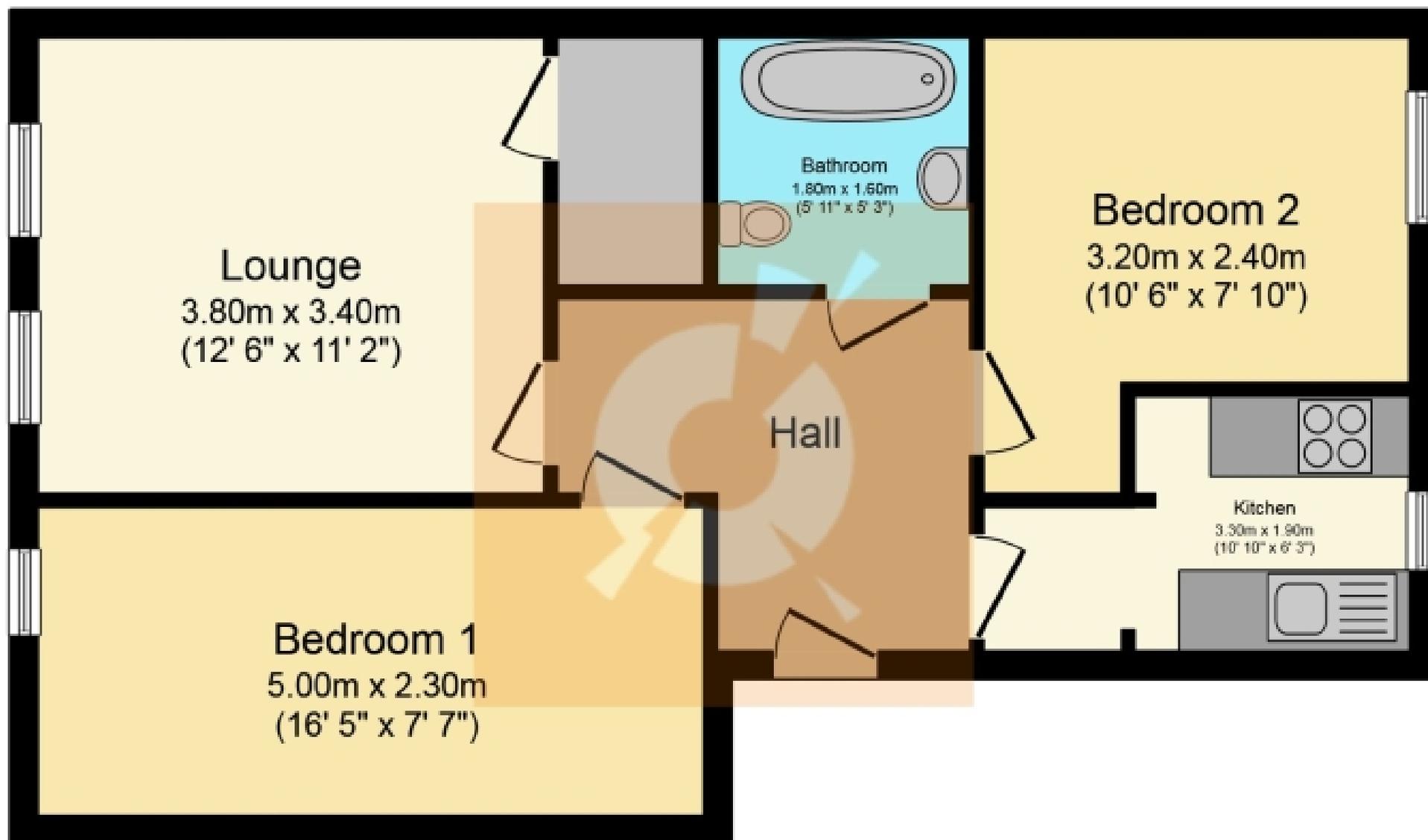




2/1, 12 Janefield Place, Beith

Offers Over £55,000





Floor Plan

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

THE PROPERTY

Welcome to Apartment 2/1, this fantastic top floor apartment is situated within a stunning sandstone building in the sought-after town of Beith. Within walking distance to a host of local amenities and excellent transport links, this seldom available property presents itself as a fantastic first-time purchase or buy to let investment opportunity.

A well maintained communal close and staircase leads to the top level of No. 12 and you are welcomed into the home via a stylishly decorated reception hallway with quality laminate flooring. The lounge boasts impressive proportions and ceiling heights which are further complimented by neutral décor and an abundance of light coming from the large double glazed window formation.

The well-appointed kitchen houses an array of white gloss wall and based mounted units paired with dark granite-effect worktops and white tiled splashback for a fashionable and efficient workspace. Integrated appliances include a 4-ring electric hob, electric oven/grill, extractor hood and there is further space for a washing machine and fridge freezer.

Within this fabulous property are two generously proportioned double bedrooms with Bedroom Two offering flexible accommodation with uses such as a home office or dressing room. Completing the home is a fully tiled three-piece bathroom comprising of bathtub with overhead shower, W.C. and wash hand basin along with stylish fixtures and fittings. Externally, there is a communal rear garden comprising of shared drying green, mature shrubbery, and decorative planting – offering minimal upkeep.

The property further benefits from gas-central heating and double glazing throughout, providing each room with a delightful warmth.

Beith Primary is close by and the property is 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, library, butchers and an eclectic range of shops.

Simply put, this is a fabulous first-time purchase in a desirable Beith locale and will no doubt be very popular, so early viewing is advised. 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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