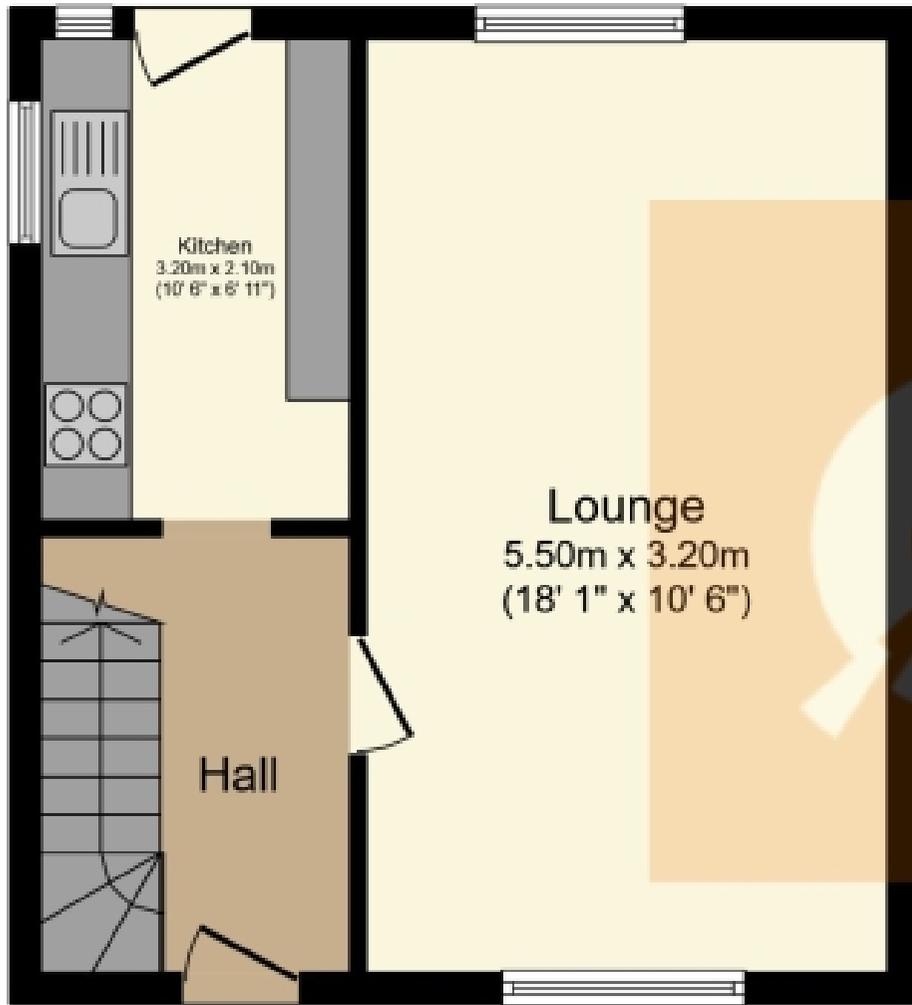




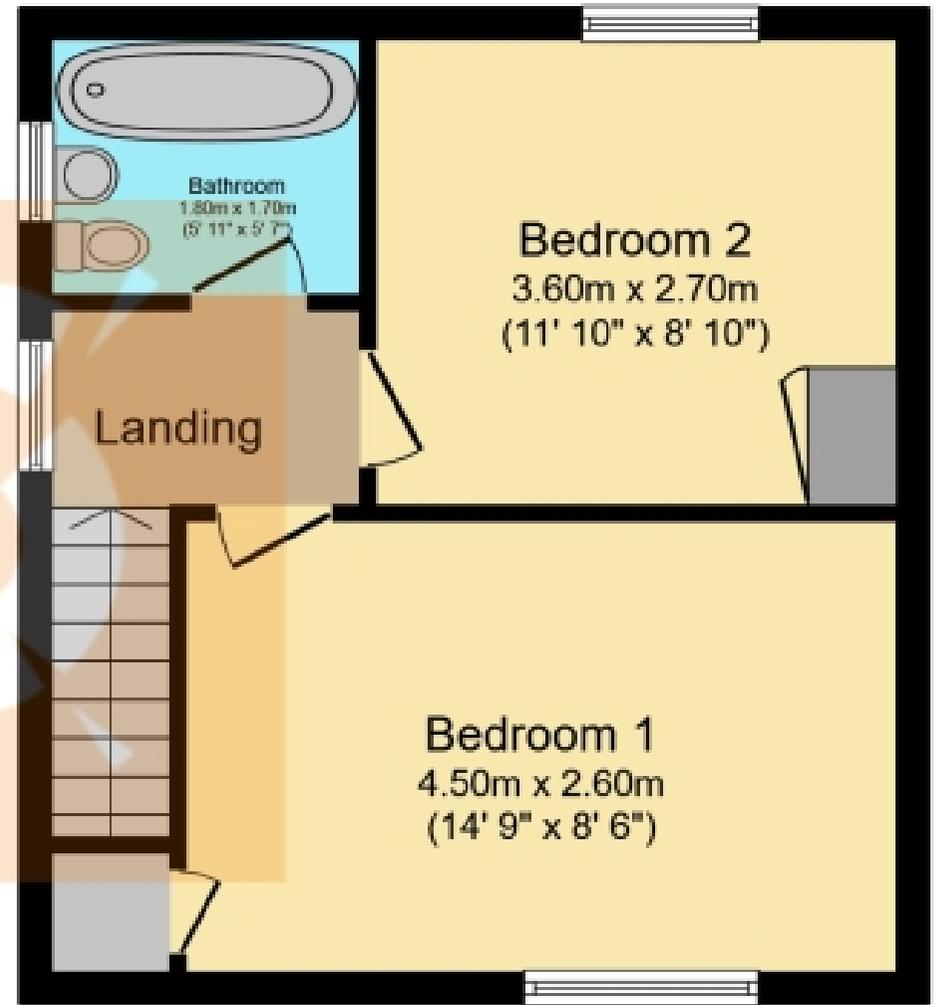
**Cedar Avenue, Beith**

**Offers Over £63,000**





**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. 24 Cedar Avenue. This fabulously affordable, end-terraced home is primely situated, occupying a sought-after corner plot and within walking distance to all amenities Beith town has to offer.

To the front, the property boasts a sizeable garden thanks to its desirable end-terraced plot. The garden is laid mainly to lawn with some decorative shrubbery present and timber fencing surrounds.

The family lounge benefits from superbly spacious dimensions and is flooded with an abundance of natural light thanks to the dual-aspect window formations.

The kitchen has been fully fitted with an array of wall and base mounted units, which are paired with contrasting worktops. Additionally, there is ample under counter space for a host of free-standing appliances.

A carpeted stairway provides access to the upper level, where two generously proportioned bedrooms can be found. Bedroom Two further benefits from convenient in-built storage solutions. Completing the internal accommodation is the three-piece family bathroom comprising of fully tiled surrounds, w.c, hand-wash basin, and shower-over-bath.

Privately enclosed gardens are present to the rear which benefit from low-maintenance, chipped surrounds. The property further benefits from gas-central heating and double glazing throughout, providing all rooms with a delightful warmth.

This property is a short walk to Beith Primary and within catchment for the recently built Garnock Community Campus with leisure suite and swimming pool offering an Early Years Class, Primary School & Secondary School. 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.

We would highly recommend an early viewing as we have no doubt this property will be very popular. 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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