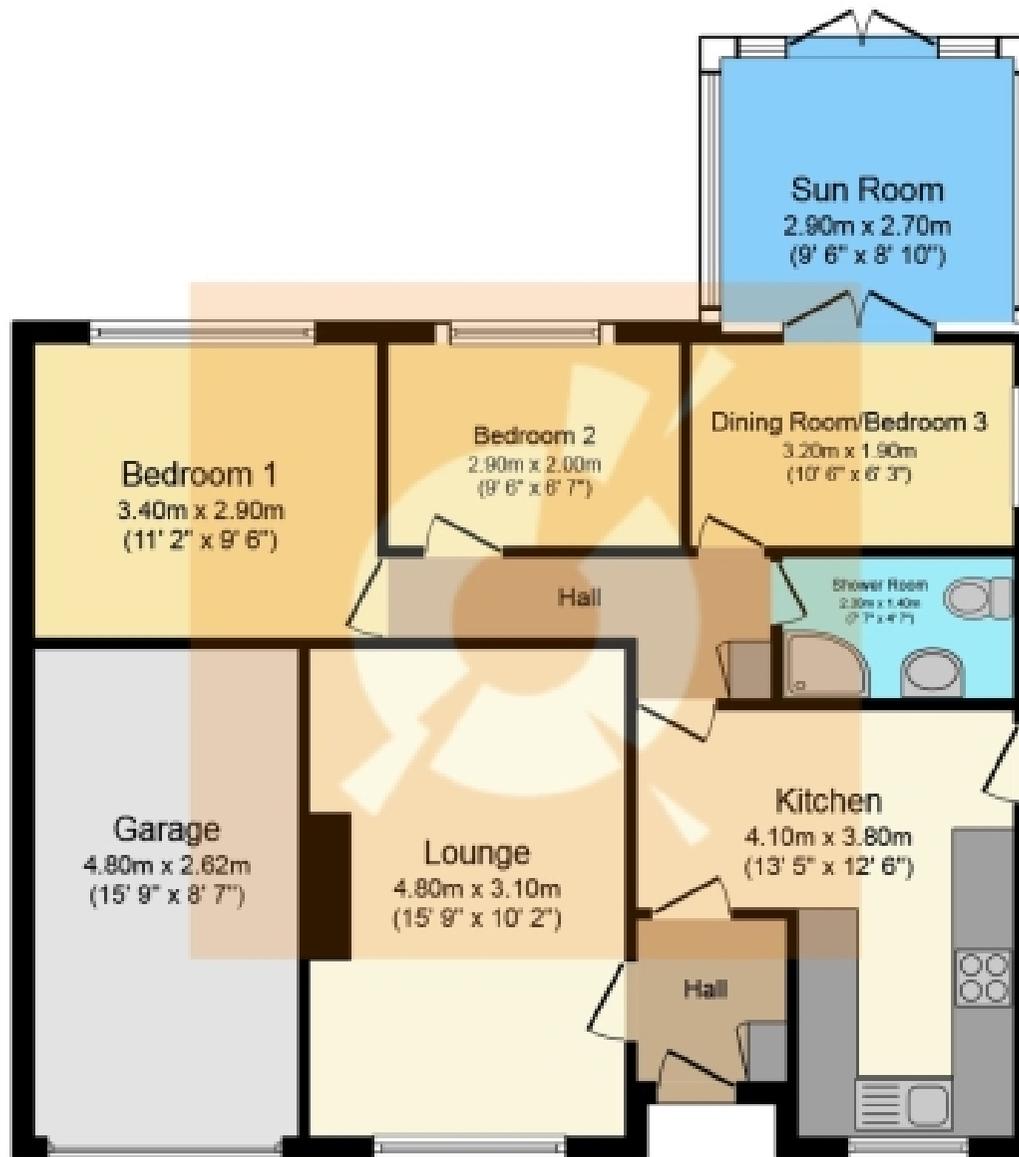




18 Balfour Avenue, Beith

Offers Over £109,995





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 No. 18 Balfour Avenue and this charming three-bedroom, semi-detached bungalow situated within a highly desirable Beith locale. Externally, to the front of the property is a monobloc driveway leading to garage, providing safe off-street parking. The front garden is beautifully landscaped and is predominantly laid to lawn, making for easy maintenance.

Entrance to the property leads you in the first instance to the bright, airy reception hallway and in turn to the lounge. There is a focal point fireplace with electric fire which fills the room with a delightful warmth. The fitted kitchen is generous in size and comprises of a variety of wall to floor mounted units. Within the kitchen is a designated dining area, the perfect spot to enjoy a home-cooked meal with family. The shower room comprises of a three-piece white glazed suite to include a shower, W.C. and wash-hand-basin.

The property benefits from two generously proportioned bedrooms, offering fabulous flexible living. There is a charming conservatory with elegant French doors offering access out to a large sociable patio area. The rear garden is predominantly laid to lawn, with a selection of decorative planting and mature shrubbery.

Double glazing and electric storage heating can be found throughout, providing all rooms with a delightful warmth.

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.

This charming bungalow will no doubt be very popular therefore 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. 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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