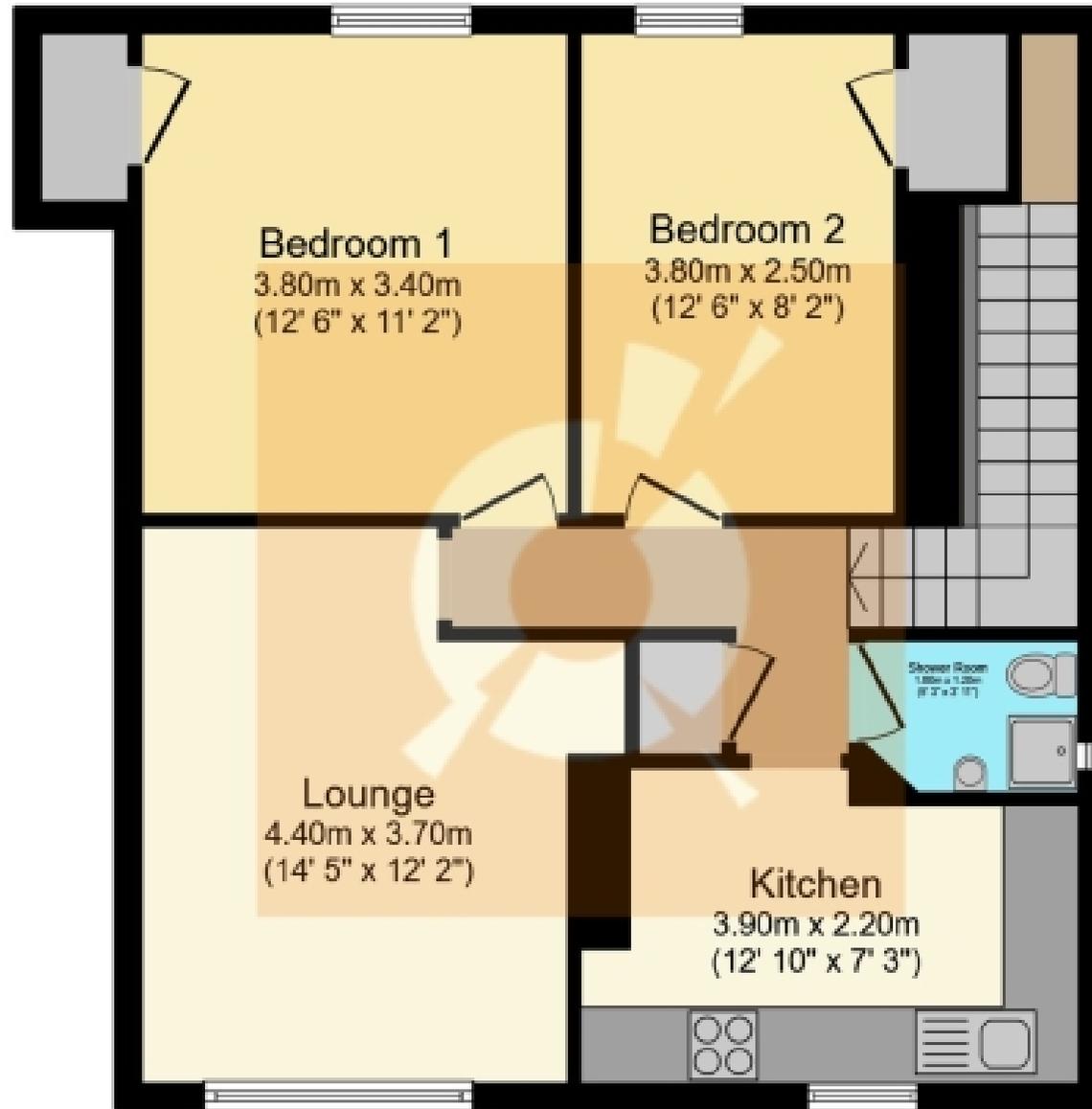




9 Mains Avenue, Beith

Offers Over £49,995





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 9 Mains Avenue and this fabulously spacious, upper cottage flat which has been tastefully decorated throughout. Entered via a UPVC door to a carpeted stairway with timber handrail, leading you upstairs to the warm and welcoming reception hallway.

The family lounge is superbly spacious and has been stylishly decorated with warm, neutral tones. This room offers the perfect space to relax and unwind after a long day and dual-aspect, double-glazed window formations infuse this entire space with natural sunlight, further enhancing the feeling of bright airy spaciousness that you get when you first walk into this property.

The well-appointed kitchen has been fitted to include a range of wall and base mounted units with contrasting worksurfaces, creating a fashionable and efficient workspace.

There are two generously proportioned bedrooms which have been stylishly decorated throughout with fresh, neutral tones and newly fitted carpets. The recently installed, ultra-modern shower room completes the accommodation internally and includes a walk-in shower cubicle, w.c and wash-hand-basin and contemporary chrome fixtures and fittings can be found throughout.

Externally, there is an extensive rear garden featuring a raised decking area, ideal for outdoor entertaining/dining alfresco. There is a section laid to lawn with mature shrubbery adding extra privacy.

This property further benefits from gas-central heating and double-glazing throughout, providing all rooms with a lovely warmth.

The property is ideally situated for Beith Primary and is 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 is 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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