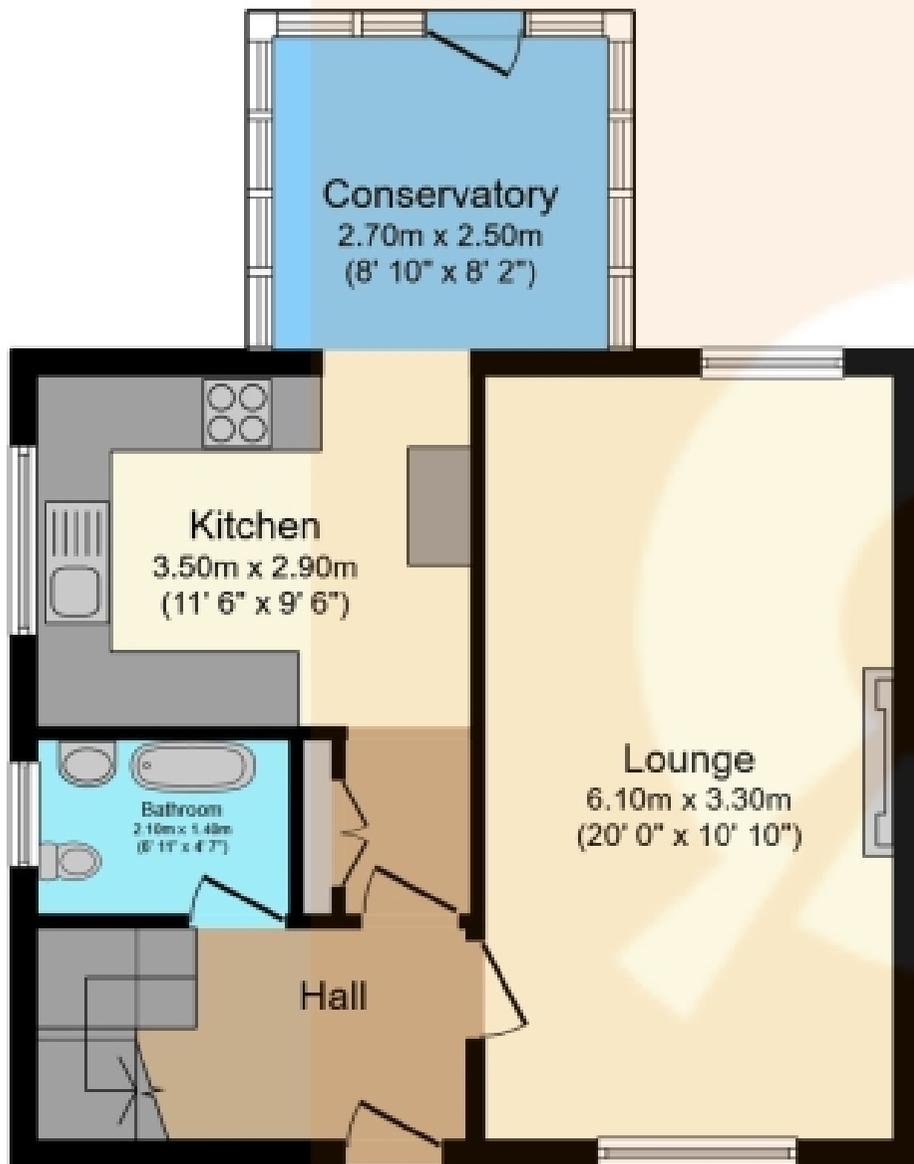




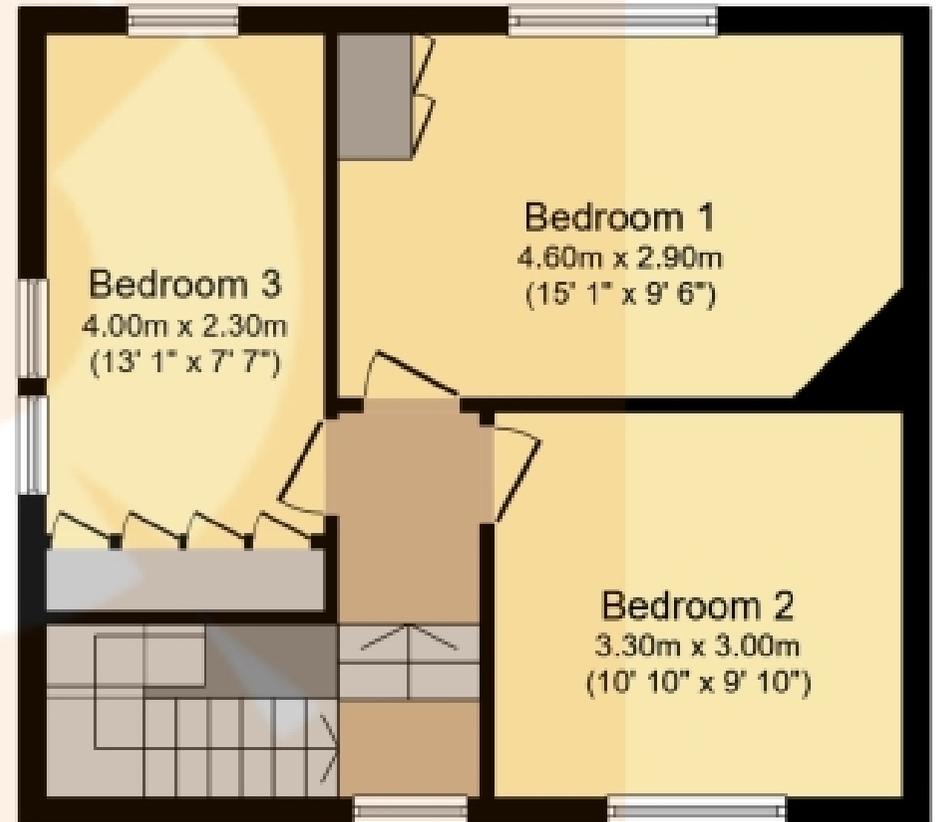
17 Beech Avenue, Beith

Offers Over £89,995





Ground Floor



First Floor

Total floor area 91.5 sq.m. (985 sq.ft.) approx

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

THE PROPERTY

****SOUGHT-AFTER SEMI-DETACHED HOME BOASTING ENVIABLE CORNER PLOT** **EXTENSIVE GARDENS TO FRONT & REAR** **CHARMING CONSERVATORY**** View in person or online. ****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. 17 Beech Avenue. This fantastic semi-detached home is situated within a popular area of Beith and occupies a sizeable and ever sought after corner plot, lending itself as a perfect, family sized accommodation.

To the front, the property boasts a sizeable garden which is laid with low maintenance chips and there is a gated multi-car driveway, offering safe off-street parking for various vehicles. Entering into the property, we are welcomed into inviting reception hallway which provides access to all rooms on the ground level.

The lounge is superbly spacious in size with ample room for a range of furniture configurations and is flooded with a lovely stream of natural sunlight, thanks to the dual aspect window formations.

The kitchen is well appointed, housing an array of white wall and base storage units which are paired with contrasting wall tiles and countertops, and ample under counter space for a selection of free-standing appliances.

Situated off the kitchen is the charming conservatory. Currently utilised as a second sitting room, the floor to ceiling windows wash the room with natural sunlight and create an ideal space for a home office, dining area, reading nook or however you see fit.

Completing the downstairs accommodation is the bright and airy family bathroom, which has been fully tiled with neutral floor and wall tiles and is comprised of W.C, countertop wash-hand basin and bath with shower overhead.

The stairway leads firstly to a half landing with a sizeable window formation and then climbs to the upper level. On this level, there are three generously proportioned, double bedrooms which all benefit from convenient in-built storage solutions.

To the rear, there is an extensive garden which is privately enclosed with timber fencing and features low maintenance areas of chipping, decorative planting, and a sociable patio area.

This ideal family home is a short walk to Beith Primary and only a short drive to the recently built secondary School, Garnock Community Campus complete 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 picturesque town of Beith is a delightful place with local cafes and an eclectic range of shops.

This delightful property is sure to be a hit and so an early viewing is highly 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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