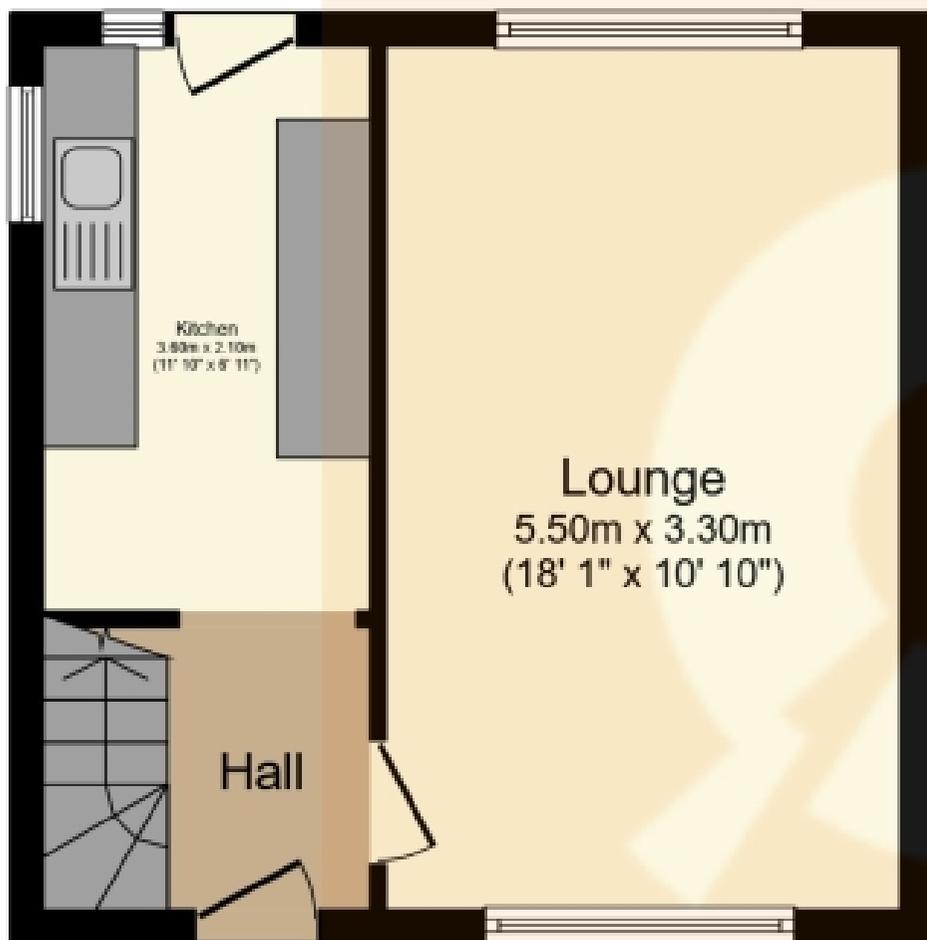




48 Meadowside, Beith

Offers Over £79,995





Ground Floor



First Floor

Total floor area 60.5 sq.m. (651 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

**** BEING SOLD WITH LONG-TERM SITTING TENANT - APPROX. 8% GROSS RENTAL YIELD BASED ON CURRENT RENTAL (£595 PCM) ** EXCELLENT BUY-TO-LET INVESTMENT OPPORTUNITY ** GATED DRIVEWAY ** DETACHED GARAGE **. View in Person or Online. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.**

Welcome to No. 48 Meadowside and this spacious end-terraced home which is being sold with the current tenants in place. This property presents the perfect opportunity for those looking to build or start their rental portfolio.

Externally, there is a low-maintenance garden and gated driveway leading to detached garage – providing safe off-street parking for a number of vehicles. Access is via the UPVC door and in turn to the welcoming reception hallway. The family lounge is strikingly spacious and is awash with natural light thanks to the dual aspect window formations. There is ample space for a dining table and chairs, offering the perfect spot to enjoy a home-cooked meal.

The well-appointed kitchen offers plenty of storage via beech-effect wall and base mounted units, with contrasting granite-effect worktops. There is free-standing space for a range of appliances to include a cooker, washing machine, dishwasher, washing machine and fridge/freezer.

Access to the upper level is via a carpeted staircase with timber handrail, leading to two generously proportioned double bedrooms. Bedroom Two further benefits from in-built mirrored wardrobes. Completing the accommodation internally is the family bathroom, comprising of shower-over-bath, w.c. and wash-hand-basin.

The rear garden is predominantly laid with stone chips, offering minimal upkeep. There is a sociable patio area – perfect for outdoor entertaining/dining alfresco. The garden boasts a detached brick-built garage offering secure parking, as well as a great storage solution for indoor/outdoor equipment.

Ideally situated for Beith Primary and within safe walking distance of the 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 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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