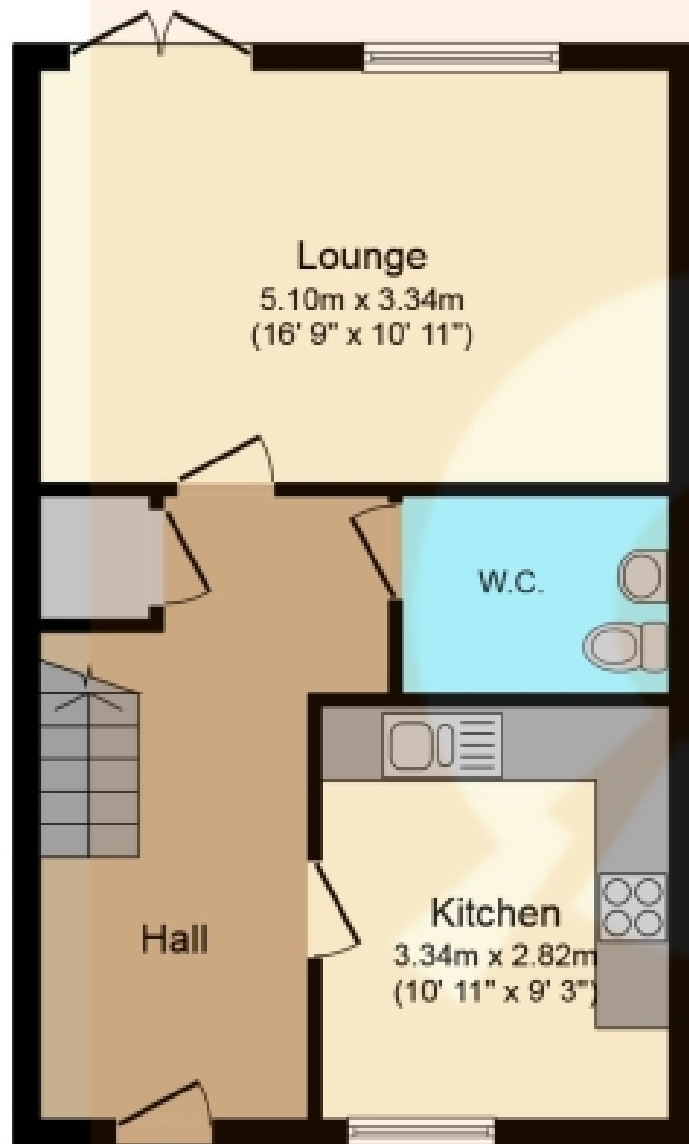




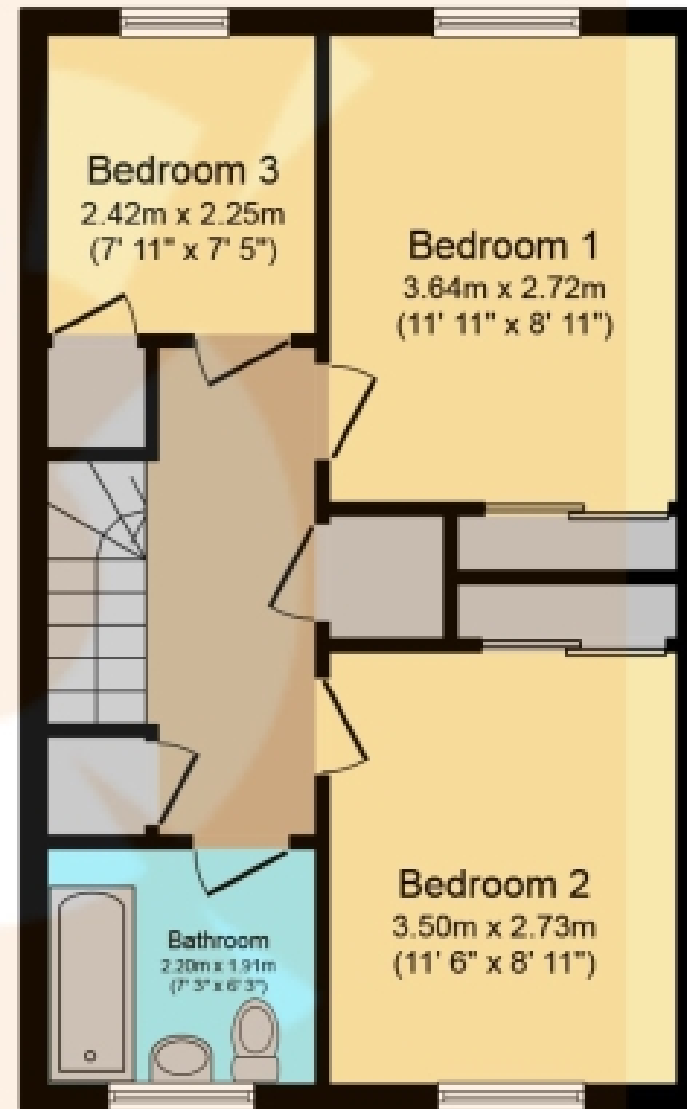
49 Auldlea Gardens, Beith

Offers Over £179,995





Ground Floor



First Floor

Total floor area 86.5 sq.m. (931 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

**** CHILD-FRIENDLY ESTATE ** STUNNING OPEN VIEWS ** COUNTRYSIDE WALKS ON YOUR DOORSTOP ** MULTI-CAR DRIVEWAY ** EXTENSIVE REAR GARDEN ** WALK-IN CONDITION ****. Viewing highly recommended. Please contact your personal estate agent, The Property Boom for much more information and a copy of the Home Report. Nestled in the heart of Beith, No. 49 Audlea Gardens is a wonderful semi-detached family home situated in a popular, child-friendly estate. This fabulous property boasts stunning open views of the surrounding countryside and off-street parking in the form of a multi-car driveway. The front garden features low maintenance, decorative stone chips. Upon entering you are greeted by the welcoming entrance hallway, giving access in the first instance to the spacious family lounge, which is awash with natural light and boasts excellent dimensions. A designated dining area provides the perfect spot for family meals or entertaining. Patio doors allow easy access out to the fully enclosed rear garden, where you can soak up the sun or enjoy dining al fresco on the raised decking/patio areas, while the children play in the soft bark area. A timber shed completes the garden, providing great storage solutions for garden equipment.

The kitchen is fitted with an array of contemporary white hi-gloss base and wall mounted cabinetry, paired with contrasting butcher-block effect countertops. Integrated appliances include a 4-ring gas hob with electric oven/grill and extractor hood, and there is further space for free-standing appliances where desired. Completing the ground floor is the convenient w.c. which is perfectly elegant in all its simplicity.

The upstairs is home to three generously proportioned bedrooms, each with built-in storage solutions. Each bedroom boasts impressive dimensions and is bathed in natural light. There is a tiled three piece bathroom featuring a shower-over-bath with glass screen, w.c, and wash hand basin.

The property benefits from gas central heating and double glazing throughout, providing a delightful warmth year-round.

The property is located close to a whole range of amenities including shops, transport links and amenities. The local primary school is just a short walk away and the highly regarded Garnock Community Campus is just a short drive away. Bus links are plentiful in Beith with transport taking you into nearby towns and Glasgow City Centre. The A737 will get you into Glasgow in under 40 minutes, making Beith the perfect commuter town!

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.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY ? GET IN TOUCH WITH THE PROPERTY BOOM NOW AND WE'LL ARRANGE THAT AT A TIME CONVENIENT TO YOU.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com