



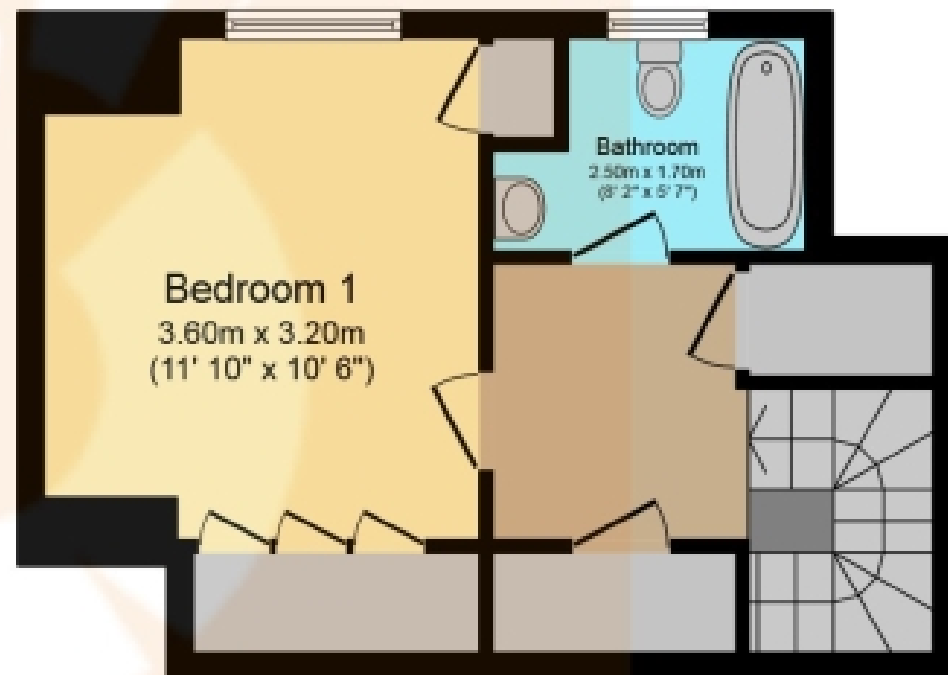
25 Sycamore Avenue, Beith

Offers Over £99,995





Ground Floor



First Floor

Total floor area 80.1 sq.m. (863 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

Welcome to No. 25 Sycamore Avenue, a fabulous end-terraced home nestled in a popular Beith locale. Meticulously maintained from the outside-in, this property beckons as an ideal choice for first-time buyers or those seeking a comfortable and flexible family home.

Externally, the property is ensconced by fencing and mature shrubbery, ensuring a sense of privacy. A paved walkway leads you to the front entrance, welcoming you through the reception hallway into the tastefully decorated lounge, boasting generous proportions and a soothing neutral palette.

The delightful dining kitchen, adorned with white wall and base mounted units, features butcher block effect worktops for an efficient and stylish workspace. Integrated appliances include a 4-ring electric hob, electric oven/grill, and extractor hood alongside ample space for freestanding appliances. The impressive dimensions of the kitchen allow plenty of space for a dining table and chairs, creating the perfect setting for evening meals.

Bedroom Two on the ground floor offers fabulous flexibility, with other potential uses being a Home Office, Dining Room or second public room. A pristine W.C. on the ground level and fantastic in-built storage solutions further enhance the functionality of this space.

Ascending to the upper level, you'll find two additional in-built storage cupboards. Bedroom One, generously proportioned and bathed in natural light, offers captivating views of the surrounding countryside. Completing the internal is a bright and airy three-piece bathroom, featuring a bathtub with an overhead shower, W.C., and wash hand basin.

Step outside to the low maintenance rear garden, with a sociable patio area and an artificial lawn section, this fully enclosed space is a perfect playground for children and pets alike.

This property is ideally situated for access to the many local amenities Beith has to offer. 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.

Viewing by appointment - please contact The Property Boom North Ayrshire 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.

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