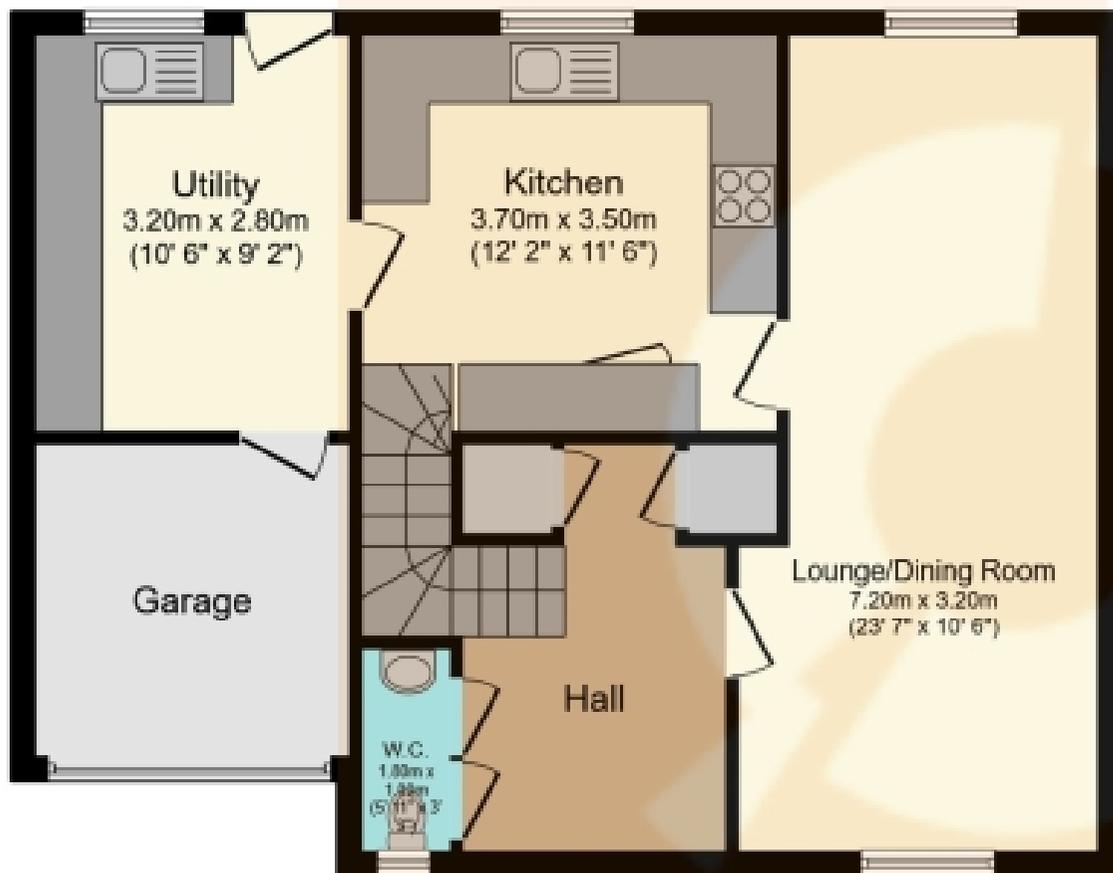




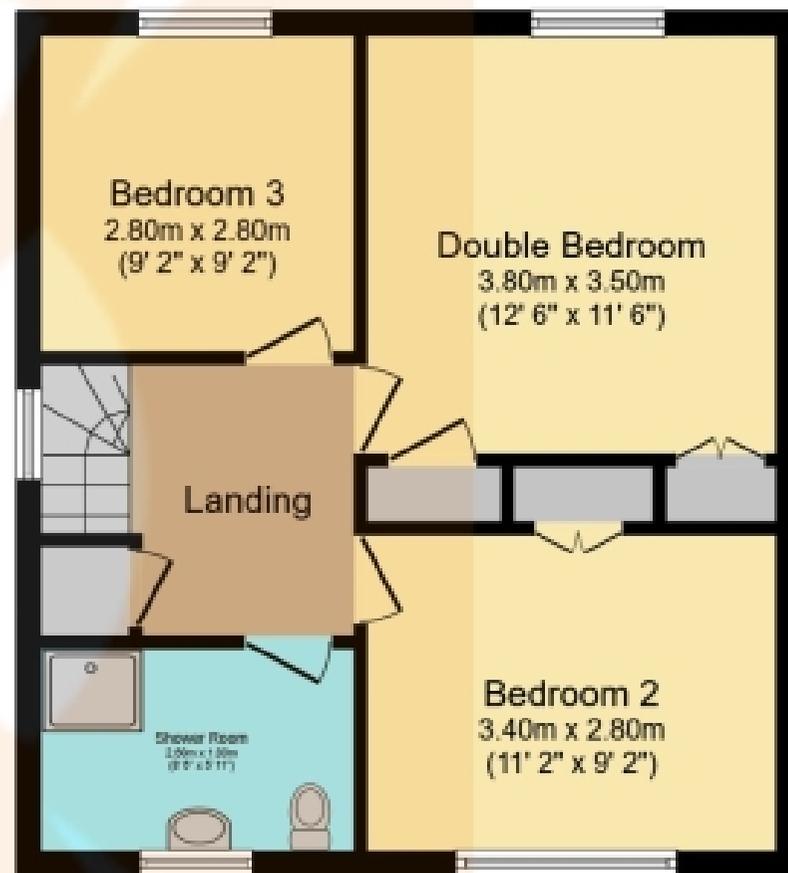
69 Aitken Drive, Beith

Offers Over £179,995





Ground Floor



First Floor

Total floor area 112.7 m² (1,213 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

**** NEW COMPETITIVE ASKING PRICE **SELDOM-AVAILABLE FAMILY HOME ** IMPRESSIVE DIMENSIONS THROUGHOUT ** FABULOUSLY LOW MAINTENANCE REAR GARDEN ** INTEGRAL GARAGE & MULTICAR DRIVEWAY **** Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.

Situated within the sought-after Beith locale, No.69 Aitken Drive is a seldom-available link-detached home offering spacious and flexible family accommodation. The property has been well-maintained from the outside-in offering the perfect family home. The front of the property welcomes you with a fabulously low-maintenance garden with decorative planting and a monobloc multi-car driveway leading to the garage, providing secure off-street parking.

You're welcomed through a warm reception hallway, providing access to the family lounge. The generous lounge provides a versatile living space for both relaxation as well as ample dining space. The room is flooded with natural sunlight through dual aspect window formation, complimented by neutral décor and recently fitted oak effect flooring.

The well-appointed kitchen features an array of white wall and base mounted units with marble effect countertops for an efficient workspace. The kitchen further benefits from space for plentiful freestanding appliances where desired as well as boasting a pantry-style cupboard for additional storage.

Off the kitchen is a convenient utility room providing additional storage and workspace as well as room for freestanding appliances such as washing machine & dishwasher. Completing the ground floor is a W.C. which is perfectly elegant in all its simplicity.

Into the first floor are three generously proportioned double bedrooms, with Bedroom One & Two designed with in-built storage solutions. The bright and airy three-piece shower room boasts a glass screen walk-in shower cubicle, w.c., and a wash-hand-basin nestled within a stylish vanity unit.

To the rear of the property lies a fabulously low-maintenance garden, predominantly sociable patio area with a decking area too, enclosed by timber fencing, perfect for children & pets alike.

This property's location is ideal for families, with proximity to Beith Primary and the newly constructed Garnock Community Campus secondary school, complete with a leisure suite and swimming pool.

Convenient park-and-ride facilities at Glengarnock train station are less than a five-minute drive away, and a regular bus service ensures a quick 35-minute commute to Glasgow City Centre. Moreover, the West Coast's stunning sandy beaches are a mere 20-minute drive or a short train journey away. The picturesque town of Beith adds to the appeal, with its charming local cafes and 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.

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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