

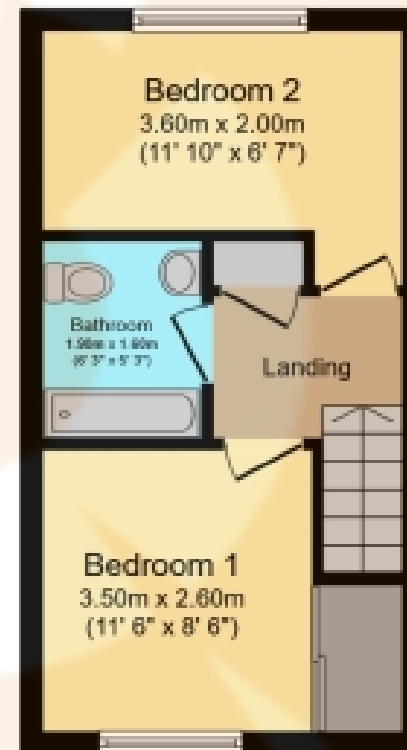
34 Manuel Avenue, Beith

Offers Over £100,000





Ground Floor



First Floor

Total floor area 59.1 m² (636 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

**** PERFECT FIRST-TIME PURCHASE ** EXTENSIVE DRIVEWAY ** CHARMING CONSERVATORY ** GENEROUSLY PROPORTIONED ** LOW-MAINTENANCE REAR GARDEN ****. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No. 34 Manuel Avenue, and this fabulous end-terraced home nestled within the desirable town of Beith. The property offers spacious accommodation within close proximity to local amenities, public transport links, and schools, rendering it a perfect first-time purchase.

To the front, there is an easily maintained lawn section and multi-car driveway, providing safe off-street parking for up to 4 vehicles. Entrance is via the welcoming entrance porch and in turn to the spacious family lounge, which has been tastefully decorated with neutral tones and wood-effect flooring.

The well-appointed kitchen boasts an array of oak-effect wall and base units, paired with contrasting countertops. Integrated appliances include a 4-ring gas hob, electric oven/grill, dishwasher and fridge/freezer which will all be included within the sale.

Off the kitchen is the charming rear-facing conservatory offering a further family space, with views out to the fully enclosed garden. This space is fabulously low maintenance, comprising of decorative stone chips and a sociable decking area. Mature shrubbery provides additional privacy, creating the perfect space for children and pets alike.

On to the upper level, you will find two generously proportioned bedrooms. Bedroom One features fitted mirrored wardrobes for added practicality. The family bathroom completes the home internally, comprising of a bathtub with overhead shower, W.C. and wash hand basin alongside chrome fixtures & fittings.

Ideally situated for Beith Primary and within safe walking distance of the newly built 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. This impressive family home will be very popular. Please watch our property's video tour for a more detailed look. We would highly recommend an early viewing of this contemporary accommodation.

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.

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