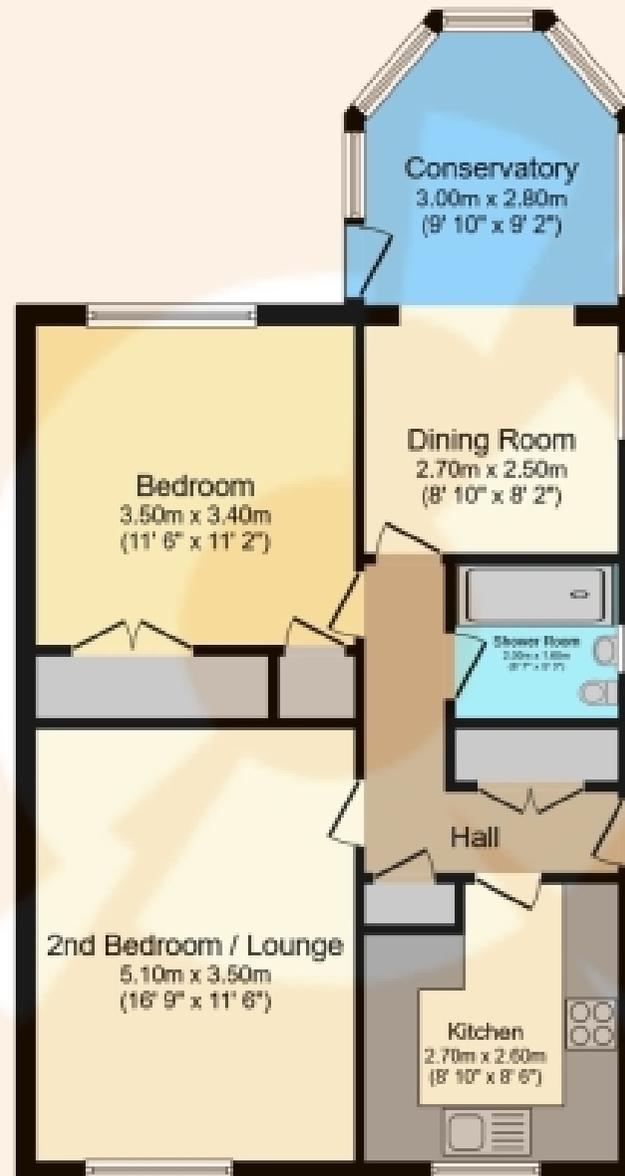




**51 Aitken Drive, Beith**

**Offers Over £155,000**





## Floor Plan

Total floor area 66.2 m<sup>2</sup> (712 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

**\*\* SELDOM AVAILABLE PROPERTY \*\* SPACIOUS DIMENSIONS AND DETACHED GARAGE \*\* MULTICAR DRIVEWAY \*\*** Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.

Welcome to No. 51 Aitken Drive. This fabulous bungalow occupies a desirable detached plot within one of Beith's desirable addresses. Offering spacious accommodation across one level with masses of potential, this idyllic home is sure to appeal to a wide range of buyers.

To the front of the property, there is a well-tended garden, consisting of Opulent lawn and mature shrubbery, as well as an extensive multicar driveway that leads to the detached garage offering ample off-street parking solutions for family and visitors alike.

Entering the property, we are first welcomed into the inviting reception hallway which provides access to all rooms throughout the accommodation.

On your left, we are welcomed by a well-appointed kitchen, with an array of wall and base storage units. There is ample space for a whole range of integrated and free-standing appliances including an oven/grill with gas four-ring hob, extractor cooker hood, stainless steel sink, washing machine, tumble dryer, and fridge/freezer.

Following on to the lounge, this room is superbly spacious in size and can accommodate a range of furniture configurations. There is a large, double-glazed window unit that floods the room with an abundance of natural sunlight. This room also features a modern fireplace. Continuing, we enter the generously proportioned modern double bedroom, benefitting from excellent in-built storage solutions and room for further storage applications.

From this room we follow out to the rear of the property through to the dining room, this room is very bright and airy with opportunities to fit a four or more-piece dining room set. What benefits this room is the attached open planned conservatory which helps bring further light to the dining room area. It fits a four-piece seating set and table as well as has an external door that takes you to the rear garden.

The property has a versatile layout and could potentially be used as a 2 bedroom, but equally lends itself to one bedroom with 2 public room.

Nestled within is a bright and spacious three-piece shower room, expertly finished on the inside. Complete with sleek wet room tile surrounds, it boasts a W.C., a convenient vanity wash hand basin, and a refreshing walk-in shower enclosure.

To the rear, the property boasts a low maintenance garden. Laid primarily with decorative chipping and paving, the garden is privately enclosed with timber fencing creating a perfect spot for both kids and pets alike and features stairs directly to the garage.

The property is 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 home will no doubt be very popular. 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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