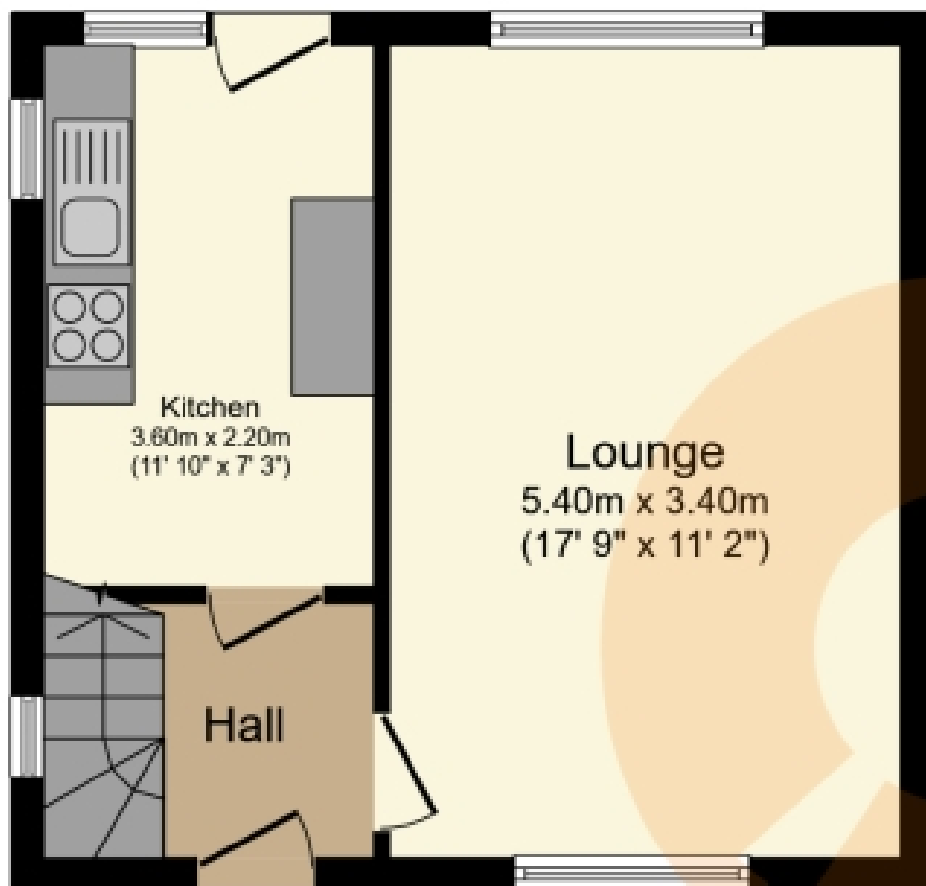




24 Elder Avenue, Beith

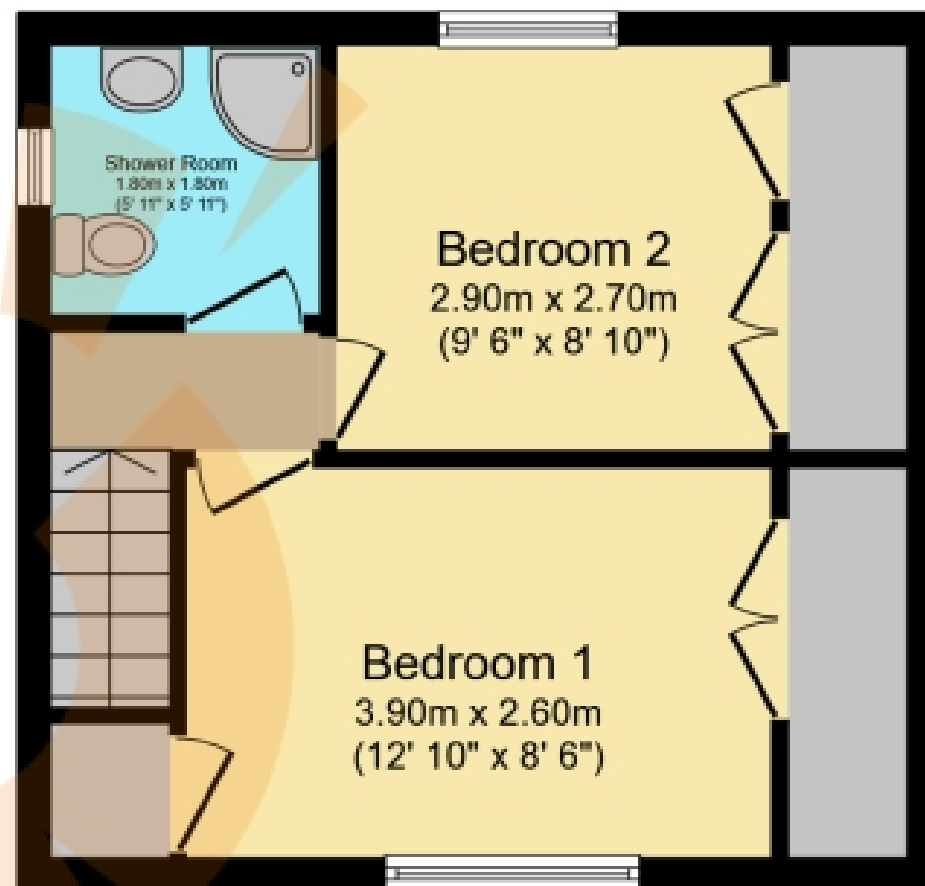
Offers Over £89,995





Ground Floor

Floor area 30.8 m² (331 sq.ft.)



First Floor

Floor area 30.8 m² (331 sq.ft.)

TOTAL: 61.6 m² (663 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

**** RECENTLY INSTALLED KITCHEN ** IMPRESSIVE CORNER PLOT ** MULTI-CAR DRIVEWAY & GARAGE ** DESIRABLE LOCALE ** FANTASTIC FIRST-TIME PURCHASE ****. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 24 Elder Avenue and this seldom available family home. Nestled in a desirable location, this end of terrace home is an ideal choice for first-time buyers and professionals alike.

Positioned on a generous corner plot, this property offers a commanding presence. To the front you'll find a large monobloc driveway leading to timber garage, providing safe off-street parking.

Access to the home is via a UPVC door, providing access in the first instance to the welcoming reception hallway. The spacious family lounge is adorned with stylish décor, and a feature fireplace with gas fire creates a true focal point as well as providing a delightful warmth. Natural sunlight floods the entire space, thanks to the dual aspect window formations.

The recently installed kitchen is ultra-modern in style and features a range of wall and base mounted units with contrasting butcher-block effect countertops. Integrated appliances include a 4-ring gas hob, electric oven/grill, washing machine, and there is a free-standing dishwasher and fridge/freezer which will also be included in the sale, making this an excellent first-time purchase.

Ascending to the upper level, you'll find two double bedrooms, offering in-built storage. The shower room completes the home internally, featuring a walk-in shower cubicle. Recent upgrades including double-glazing & doors and gas central heating ensure a cozy ambiance throughout the property.

The rear garden offers low maintenance and comprises of paving, decorative stone chips and a large sociable decking area with impressive summerhouse – ideal for entertaining/dining alfresco.

This property is a short walk to Beith Primary and within catchment for the recently built Garnock Community Campus with leisure suite and swimming pool offering an Early Years Class, Primary School & Secondary School. 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.

We would highly recommend an early viewing as we have no doubt this property will 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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