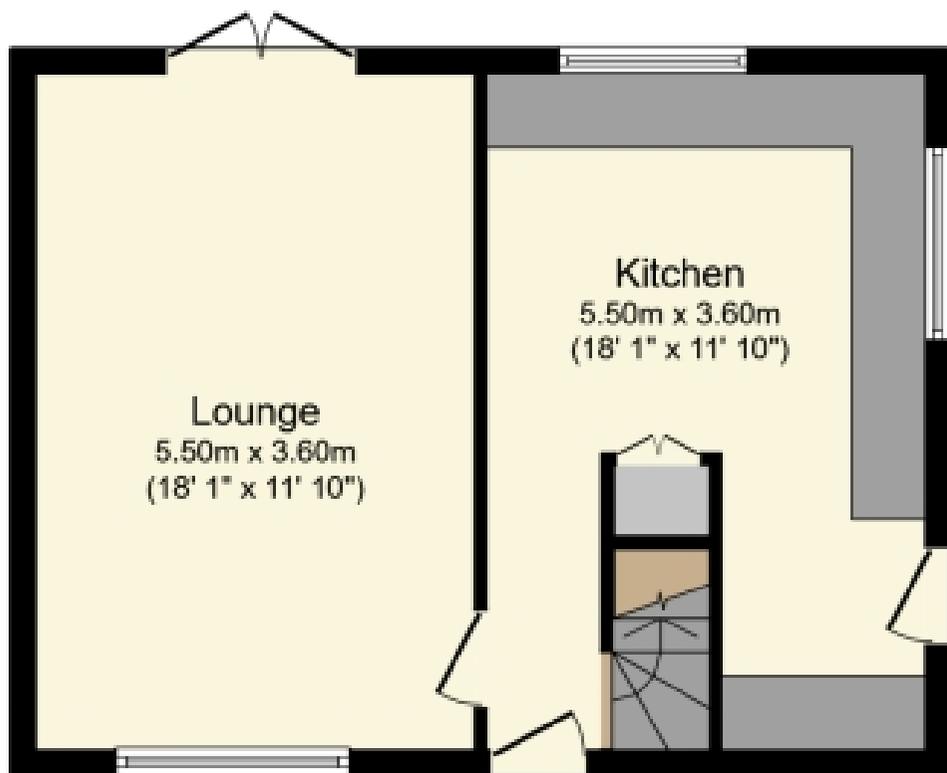




**18 Larch Terrace, Beith**

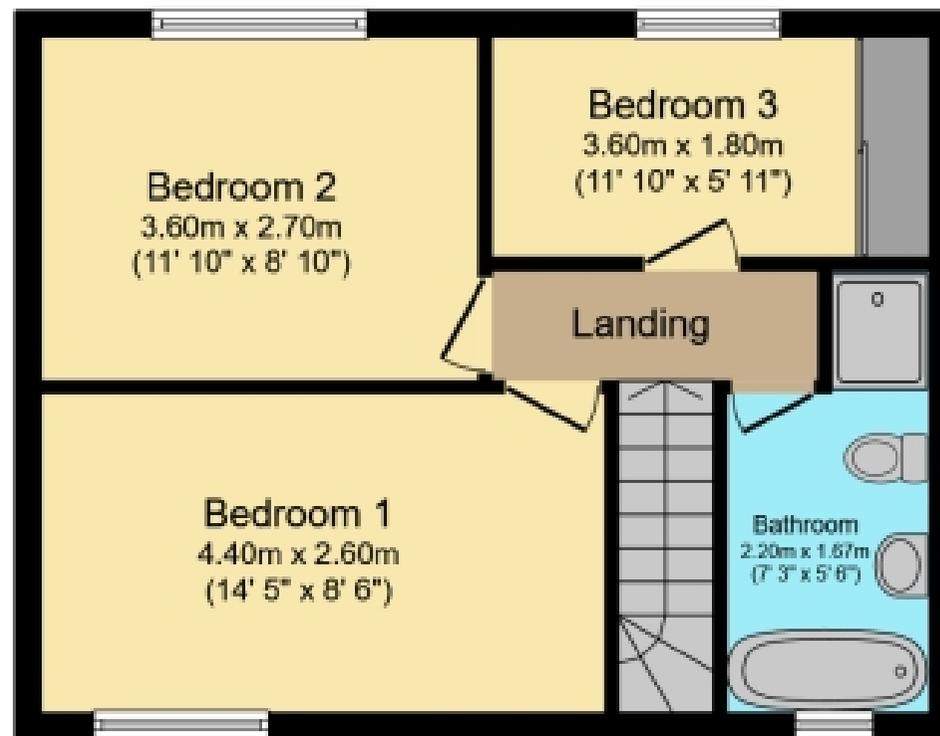
**Offers Over £120,000**





## Ground Floor

Floor area 40.1 m<sup>2</sup> (432 sq.ft.)



## First Floor

Floor area 40.2 m<sup>2</sup> (432 sq.ft.)

**TOTAL: 80.3 m<sup>2</sup> (864 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](http://www.Propertybox.io)

## THE PROPERTY

**\*\* SUBSTANTIAL CORNER PLOT \*\* GENEROUS DIMENSIONS \*\* LOW-MAINTENANCE GARDENS \*\* ULTRA-MODERN FAMILY BATHROOM \*\***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 18 Larch Terrace and this spacious end-terraced home located within the ever-popular Beith locale, occupying an impressive corner plot. The property is ideally situated within walking distance from a host of amenities, schooling and public transport links making for a fantastic family home.

To the front of the home is an extensive gravel driveway providing safe off-street parking, and an easily maintained front garden which is complimented with a selection of mature shrubbery for added privacy.

Entrance is via a tasteful UPVC door, leading through to welcoming reception hallway, and in the first instance to the family lounge. The lounge is superbly spacious, and is neutrally decorated with soft tones and quality flooring which is carried seamlessly throughout. Double-glazed, dual-aspect window formations fill the room with sunlight, and elegant patio doors provide direct access to the rear garden.

The well-appointed dining kitchen has been fitted to include range of wall to floor mounted units and ample worksurface, providing a fashionable and efficient workspace. The kitchen further benefits from space for freestanding appliances where desired.

Access to the upper level is via a carpeted staircase, leading you to three generously proportioned bedrooms offering fabulous flexible living space. There is a substantial floored loft space with Velux windows which adds another useable space with a variety of uses.

Completing the property internally is the ultra-modern a four-piece bathroom suite comprising of a walk-in shower cubicle, bathtub, w.c. and wash-hand-basin which is enclosed within a stylish vanity unit.

The rear garden is fully enclosed and fabulously low maintenance, creating a safe space for children and pets alike. The large sociable patio area is ideal for outdoor entertaining/dining alfresco and a section of synthetic lawn makes for easy maintenance. A timber shed can be found at the end of the garden providing further storage for garden equipment.

The property further benefits from double-glazing and gas-central heating throughout, providing all rooms with a lovely warmth. No.18 also boasts a new roof.

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TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

Ideally situated for Beith Primary and within the catchment area for 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.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report.

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**