



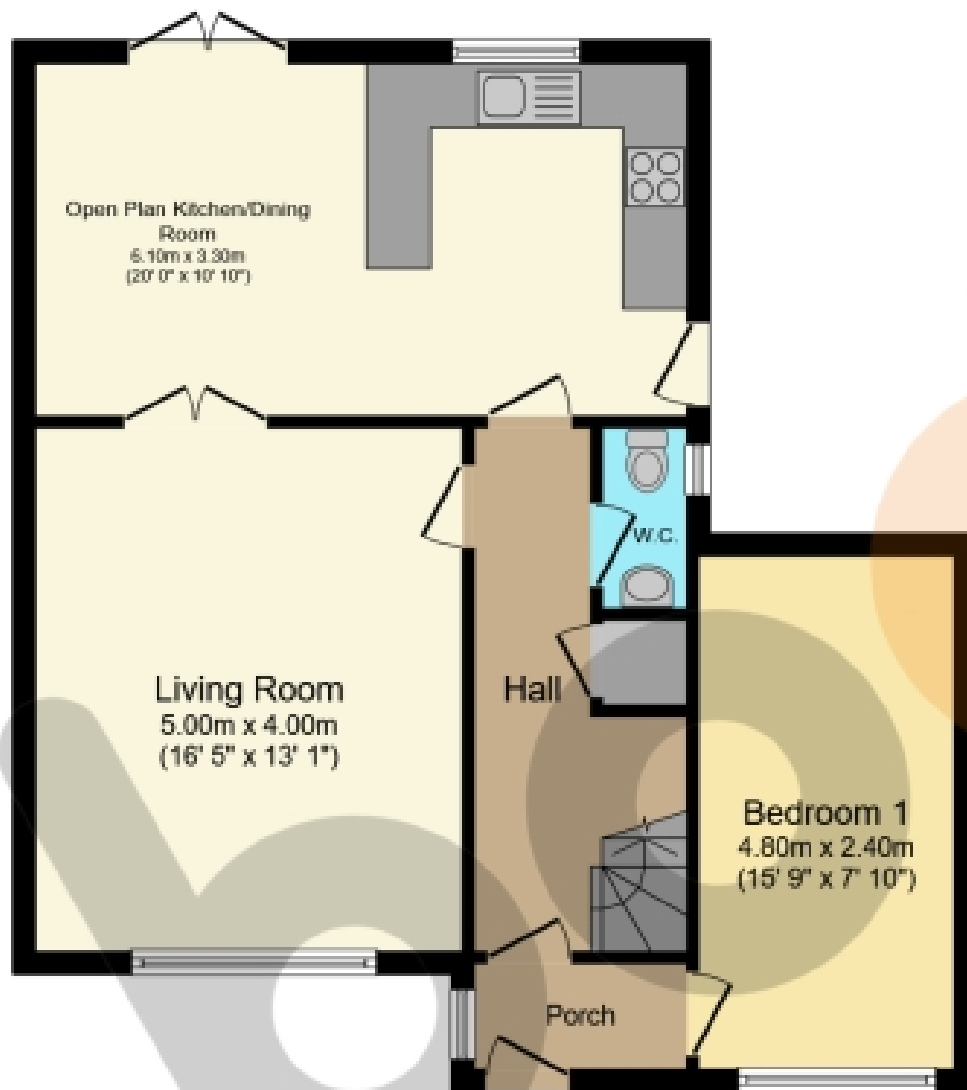
**57 Spiers Avenue, Beith**

**Offers Over £250,000**



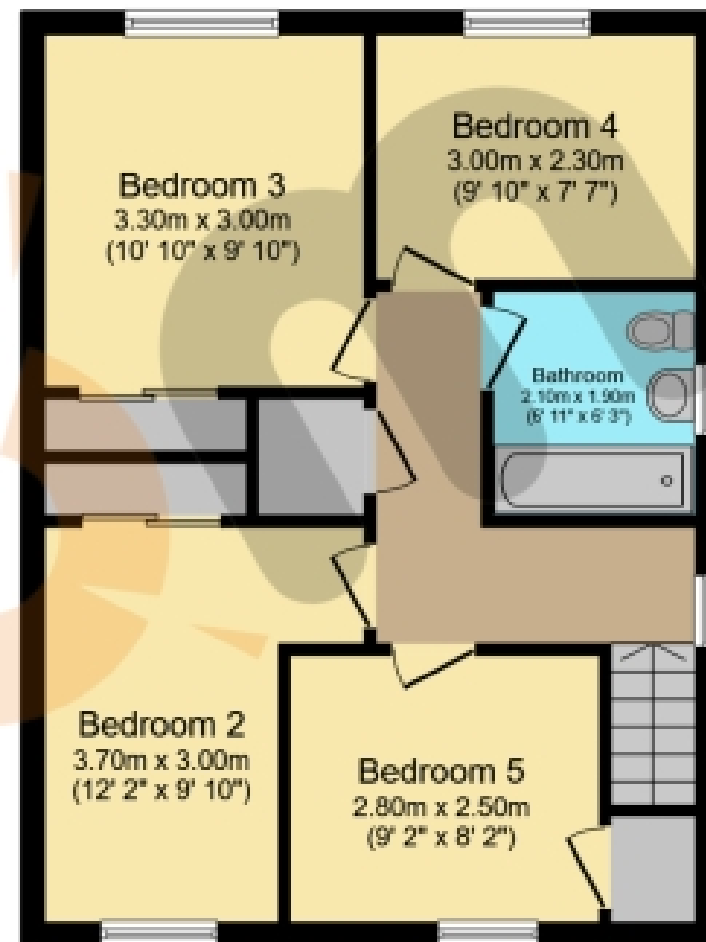






## Ground Floor

Floor area 64.8 m<sup>2</sup> (698 sq.ft.)



## First Floor

Floor area 50.6 m<sup>2</sup> (545 sq.ft.)

**TOTAL: 115.5 m<sup>2</sup> (1,243 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

**\*\*BEAUTIFUL DETACHED HOME\*\*** situated within sought after locale. Offering **\*STUNNING OPEN-PLAN KITCHEN** **\*Extensive rear garden\*\***HD Video Tour Available\*\* Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report. Welcome to No.57 and this fantastic family home is situated within an ever-popular Beith locale, just a short walk from Garnock Community Campus. The impressive dimensions of the home offer both a stylish and flexible property for on-the-go families.

This detached property occupies a substantial plot holding a sizeable lawn section to the front with a mono block driveway. Upon entering the home you're welcomed through the bright and airy reception hallways, immaculately presented and setting the tone for the rest of the property.

The family lounge boasts impressive dimensions and is complimented by a feature wall, neutral tones for a relaxing ambience and a focal point fireplace for cozy nights in. There is also a grand view from the large double-glazed window. Chic French doors lead to the dining area and ultra-modern open plan kitchen.

Step into luxury with this stunning dark blue modern fitted kitchen, designed to blend style and functionality. The sleek cabinetry and premium Zanussi appliances create a sophisticated atmosphere, perfectly complementing the open-plan dining area, ideal for entertaining or family gatherings. Flooded with natural light, French doors open onto an expansive rear garden with a patio, offering seamless indoor-outdoor living. Whether you're preparing meals or hosting guests, this beautifully designed space promises both comfort and elegance at the heart of your home. The ground floor also benefits from an immaculate w.c. Double-glazing and gas central heating provide a lovely warmth throughout the home, ideal for winter nights. Offering flexible accommodation, the 5th bedroom on the ground level can be utilised as a second public room if required.

This charming family home is awash with natural light throughout. The upper level continues to impress with 4 bedrooms, two of which have superb views of the Garnock valley. The family bathroom consists of modern white sanitary ware with shower over bath and glazed screen.

The property is ideally situated for 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 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.

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