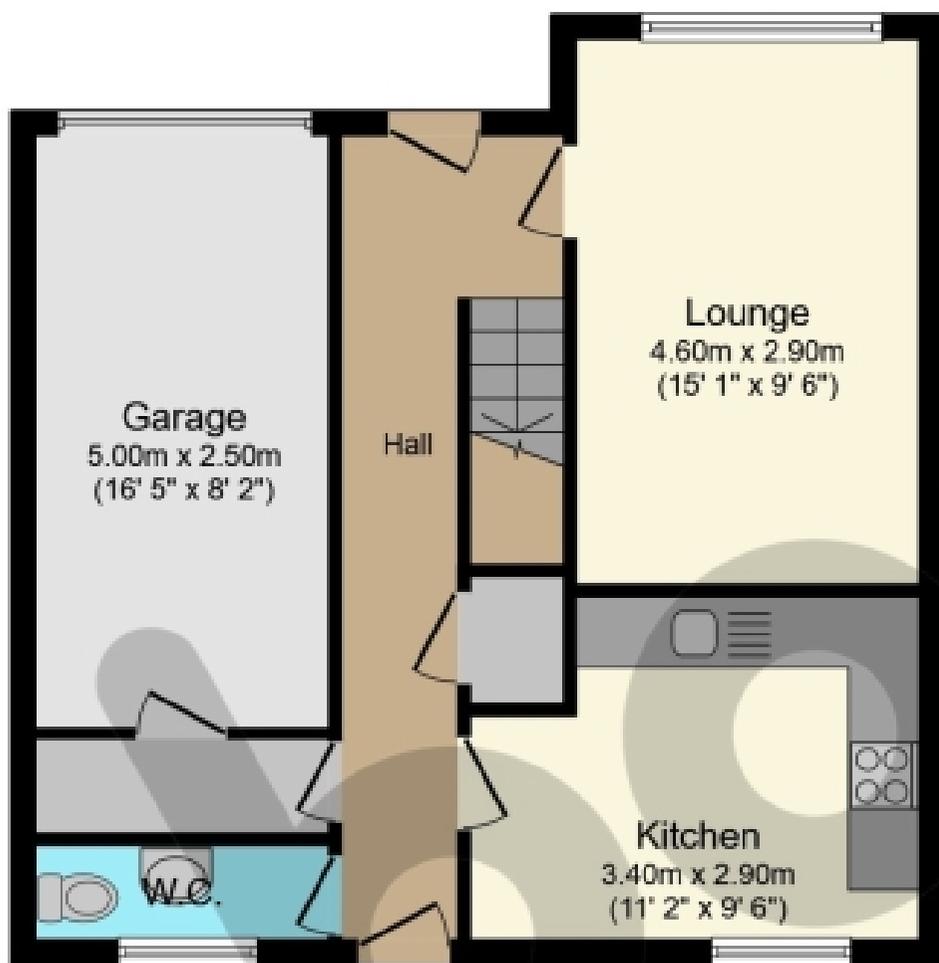




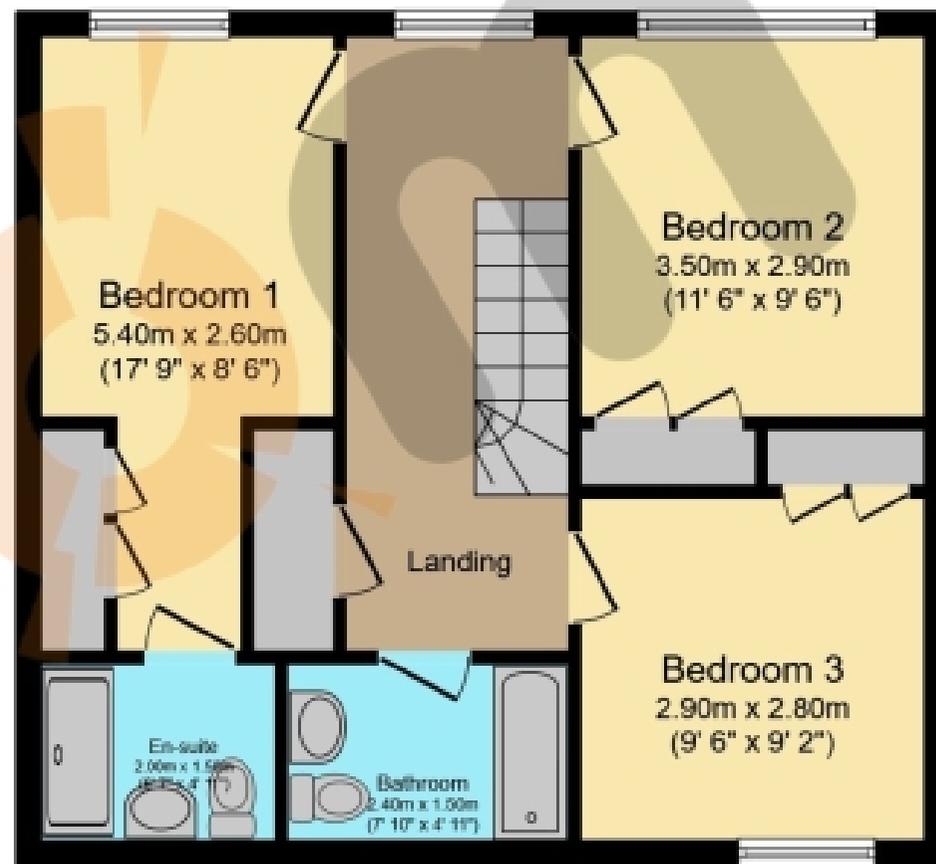
**61 Auldlea Gardens, Beith**

**Offers Over £268,000**





**Ground Floor**  
Floor area 53.5 sq.m. (575 sq.ft.)



**First Floor**  
Floor area 51.1 sq.m. (550 sq.ft.)

**Total floor area: 104.5 sq.m. (1,125 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

\*CONTEMPORARY FAMILY HOME \* STUNNING COUNTRYSIDE VIEWS \* LANDSCAPED REAR GARDENS \* SOLAR PANELS \* WALK-IN CONDITION \* Please contact your personal estate agent, The Property Boom for much more information and a copy of the home report.

Welcome to No.61 Auldlea Gardens, this immaculate detached home is located within the highly sought-after Beith locale. The contemporary family home boasts stunning countryside views of and ecofriendly solar panels.

To the front is a multicar monoblock driveway and integral garage offering safe off-street parking. Upon entering, you're welcomed into a bright and inviting reception hallway that leads into the stylish family lounge in the first instance. The lounge is decorated in neutral tones and wooden effect flooring for a warm and relaxing space to unwind.

The contemporary fitted dining kitchen makes for a perfect space for all the family to enjoy. Fitted with chic white gloss wall and base mounted units paired with oak effect worktops for an efficient workspace. The kitchen further benefits from quality integrated appliances including a four-ring cooker, oven and dishwasher. Completing the ground level is a convenient W.C.

Into the upper level are three generously proportioned double bedrooms, with Bedroom One boasting in-built storage solutions and en-suite shower room. Completing the home internally is a fully tiled three-piece family bathroom.

To the rear of No.61 is a beautifully landscaped and fully enclosed garden space boasting breathtaking views of the Ayrshire countryside. The garden has a sociable decking and patio area; making the perfect space for dining alfresco during the summer months.

This fantastic property is the wonderful blend of modern style and everyday practicality. Schedule a viewing today to see all that this great home has to offer. Its ideally situated for Beith Primary and within a short drive 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 fabulous home won't be on the market for long! Early viewing is highly recommended-don't miss your chance to secure this fantastic property.

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.

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