

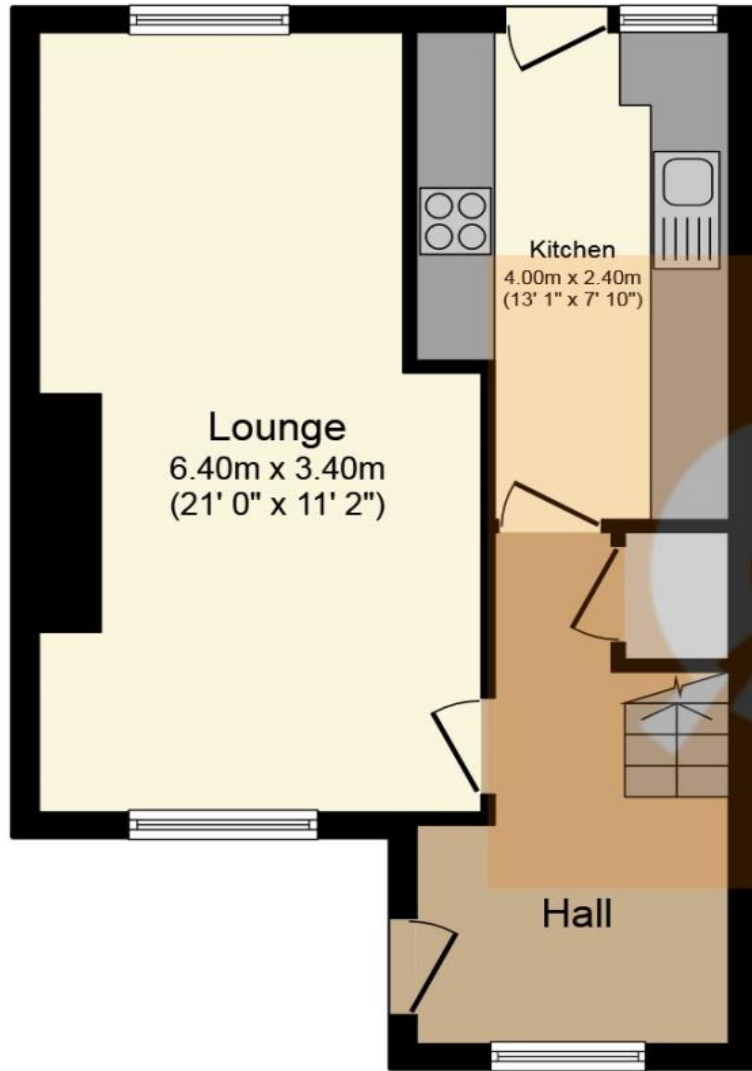


8 Keir Hardie Court, Beith

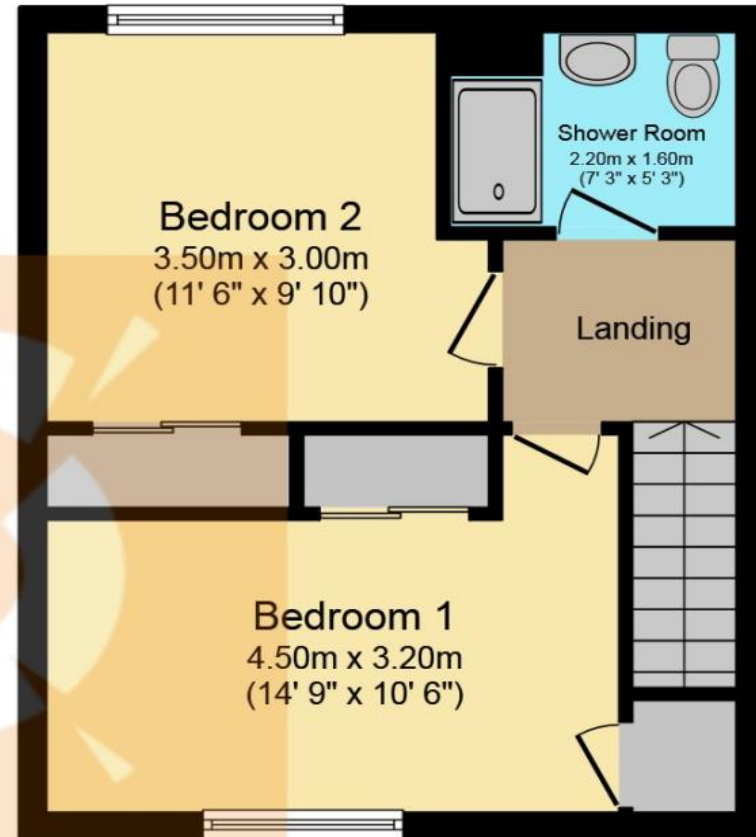
Offers Over £85,000







**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

Perfect first time purchase. Presented in walk in condition **\*\*STEP INSIDE WITH OUR HD PROPERTY VIDEO TOUR\*\*** Immaculate preferred end terraced family home, close to great local amenities & transport links. **\*\*LOW MAINTENANCE REAR GARDEN & DRIVEWAY\*\*** VIEW IN PERSON AND ONLINE. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report

Welcome to No. 8 Keir Hardie Court and this charming two bedroom end of terrace home which would make the ideal accommodation for first-time buyers and families alike.

Upon arrival to the property, you notice the multi car paved driveway, providing plenty of off-street parking. The front garden is predominantly laid to lawn and chipped, making for low maintenance.

Access is made via the warm and welcoming entrance hallway and in turn to the spacious lounge. Two large double glazed window formations engulf the lounge in natural light and is decorated in neutral tones with contemporary wall coverings and high-quality flooring.

The high specification kitchen has ample storage in the form of high gloss, base and wall mounted units and contrasting wood effect countertops, providing efficient workspace. There is a stainless-steel sink with chrome mixer tap and additional space for a free-standing fridge freezer, washing machine and tumble dryer.

The rear garden can be accessed, via a convenient ramp, straight from the kitchen. The garden is extremely low maintenance comprising of gravel and large slabbed patio area - perfect for dining al fresco or entertaining in the summer months.

The first-floor accommodation is made up of two double bedrooms, both with fitted wardrobes, and decorated with neutral tones fitted carpets.

The modern tiled shower room comprises of a w.c, wash hand basin, within vanity unit, and walk in shower cubicle. Stylish chrome fixtures can be found throughout.

The property further benefits from gas-central heating and double glazing, providing a lovely warmth throughout the accommodation.

This property is a short walk to Beith Primary and within safe walking distance of the recently 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 accommodation is sure to be very popular therefore we strongly recommend an early viewing. 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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