



66A Eglinton Street, Beith

Offers Over £39,500





## Floor Plan

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

## THE PROPERTY

**\*\*\*STUNNING REFURBISHED APARTMENT\*\*\*** NEW Kitchen, NEW Shower Room, NEW Flooring, NEW doors and freshly decorated throughout. This charming property is the perfect first-time purchase or ideal for downsizers. True walk in and start living condition. Please call your local estate agents The Property Boom for more details.

WOW..... If you have been looking for the perfect first home, you have just found it. This gem of an apartment has been refurbished to a high standard and boasts a stunning newly installed contemporary shower room, a new modern fitted kitchen, new quality flooring and has been freshly decorated in subtle neutral tones.

This C Listed property is entered via a communal and well-maintained close which leads to a recently fitted solid oak front door. Upon entering the apartment, you quickly realize that no expense has been spared on the refurbishment of this charming traditional ground floor home.

The deceptively spacious lounge has a large double-glazed window formation that allows natural light to engulf the room and the fresh neutral décor further enhances the feeling of bright airy spaciousness. A contemporary focal point fireplace with electric fire provides the lounge with a lovely warmth and gas central thermostatic controlled heating and double-glazing give each room a warm cosy feel.

The newly installed Howden's kitchen has numerous wall and floor mounted units that are finished in high sheen white and provide excellent storage and there is space for an integrated microwave. Included in the sale is an electric oven, grill, hob and cooker hood. There is also space for a washing machine and under counter fridge freezer.

An impressive ultra-modern shower room has been fitted with super-stylish fixtures and fittings. The shower room consists of white glazed w/c, wash hand basin and large walk in shower cubical with electric Mira shower.

The bedroom is located to the rear of the property and has wonderful views of Garnock Valley. There is also a fabulous communal garden which offers the perfect place to relax and unwind. This amazing property boasts a large basement which is accessed from the back garden. The basement presents an opportunity to extend the current living space providing all permissions were granted.

This is one of the best one-bedroom apartments on the market today. The property is the perfect starter flat or would be ideal for someone looking to downsize. Local amenities are excellent with a well-known mini-market directly across the road. 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 of this beautifully refurbished contemporary accommodation. Viewing is 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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