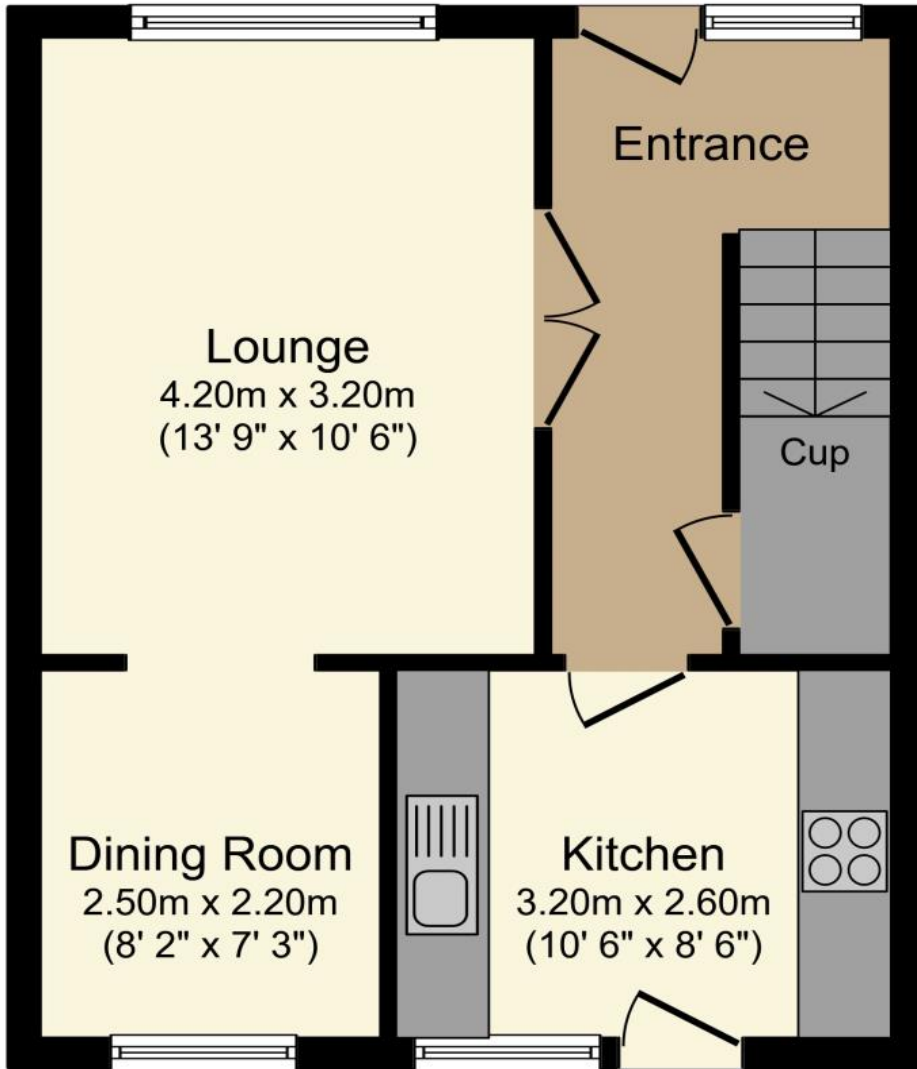




18 Rowan Avenue, Beith

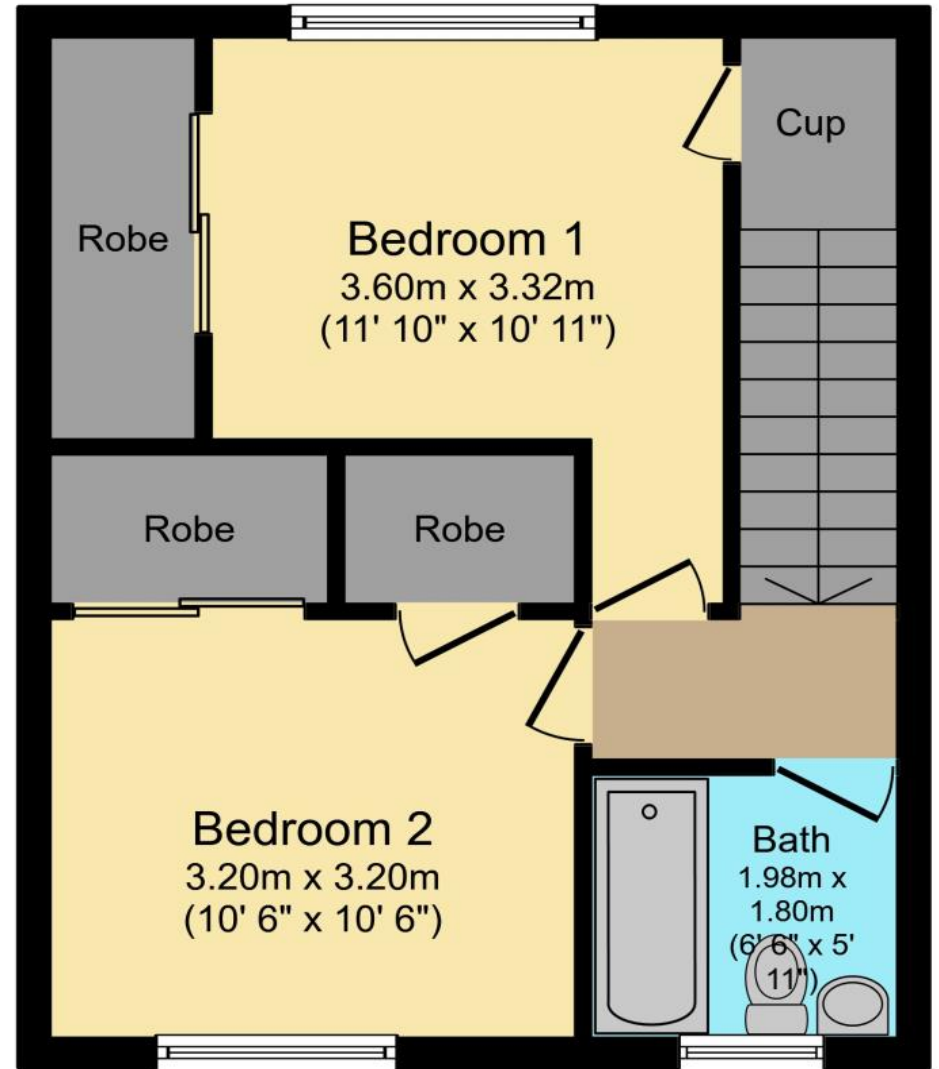
Offers Over £45,000





Ground Floor

Floor area 37.0 sq. m. (398 sq. ft.) approx



First Floor

Floor area 37.0 sq. m. (398 sq. ft.) approx

Total floor area 74.0 sq. m. (797 sq. ft.) approx

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

THE PROPERTY

*** Charming End-Terrace Property*** Upgraded internally throughout with lovely front and back gardens with private gated driveway. Excellent investment opportunity. Please contact your local Estate Agents The Property Boom for much more information and a copy of the Home Report.

This stunning end of terrace property is available now as a cash purchase only – please refer to section 4 of the Single Survey contained within the Home Report.

Accessed via entrance porch to a sunny reception hallway, French doors to your right open to a bright and spacious Lounge which is open plan to the Dining Area via a feature archway. Quality wood effect flooring and focal point fireplace, coupled with the dual aspect windows make this a beautiful living space. The modern Kitchen with ash effect cabinetry to both floor and walls provide lots of storage space and are complimented by the contrasting tiled splashback, counter tops and flooring. Gas hob, electric double oven and chrome fittings provide a lovely finish.

The upvc door to the rear of the kitchen leads to the stunning back garden which is an absolute credit to the current owners. Paved patios and raised flower beds border the steps leading up to the pagoda area where you'll also find a useful timber summer house, which is currently utilized as a workshop, and a further paved patio area; simply perfect for outdoor entertaining.

A carpeted staircase with timber hand rails lead to the upper level where you'll find 2 beautifully presented double bedrooms with tasteful neutral décor and both benefitting from built in mirror wardrobes.

Also upstairs is the Family Bathroom which is fully tiled to ceiling height and has white 3 piece sanitary ware in hi gloss finish with shower over bath.

The front garden is also very well presented with a selection of mature shrubbery and a gated driveway.

For in-depth information on schooling, please use The Property Boom's school catchment and performance tool on our website. This delightful family home is perfectly located to enjoy a host of local amenities and transport links can have you in Glasgow City Centre in around 30 minutes. The picturesque town of Beith is a delightful place with an eclectic range of shops and cafes.

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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