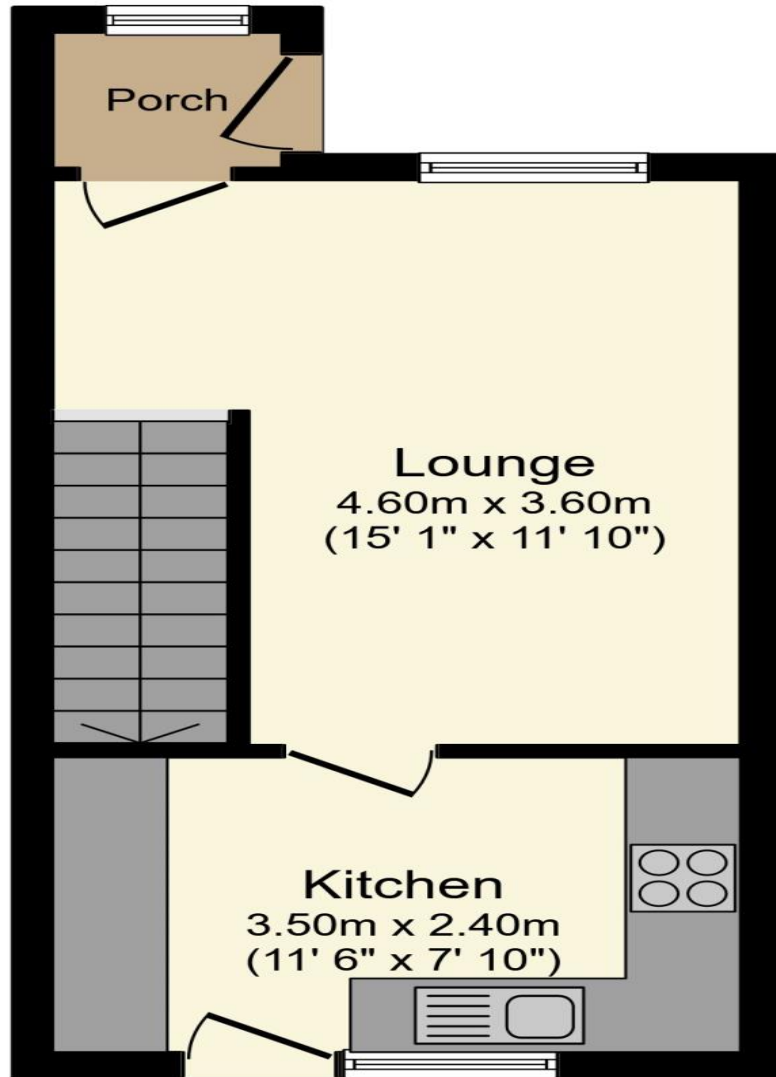




13 Maxwell Court, Beith

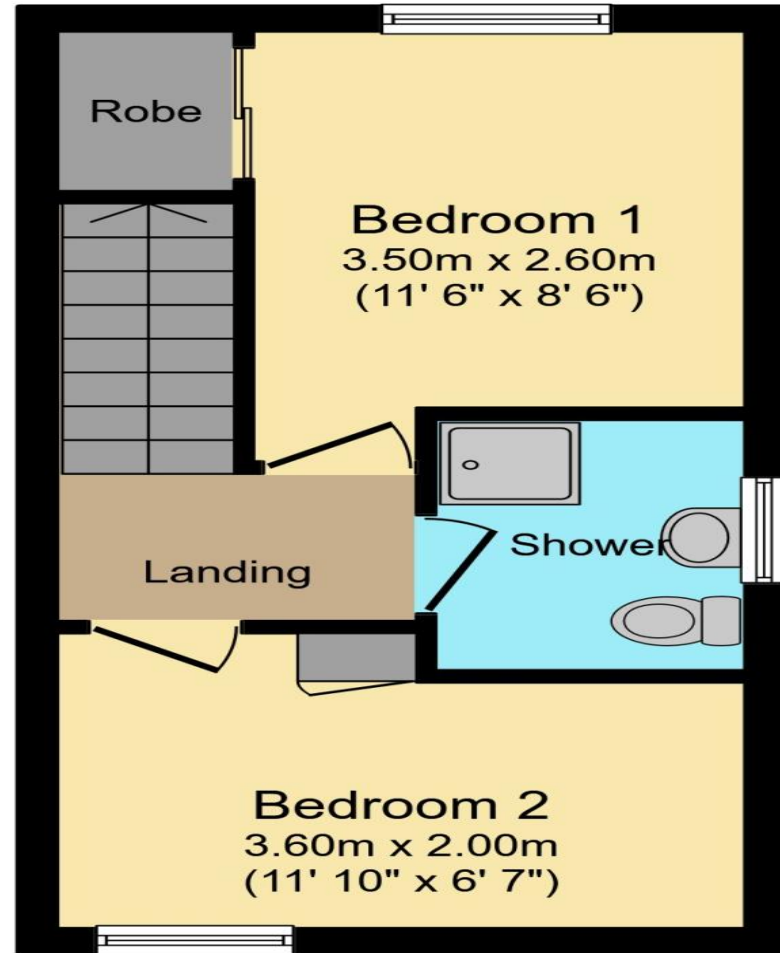
Offers Over £85,000





### Ground Floor

Floor area 27.0 sq. m. (291 sq. ft.) approx



### First Floor

Floor area 26.0 sq. m. (280 sq. ft.) approx

Total floor area 53.0 sq. m. (570 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 SEMI-DETACHED VILLA\*\*\* NEW ULTRA-MODERN SHOWER ROOM\*\*\*** Highly desirable cul-de-sac location and perfect for first time buyers. Please call your local estate agents, The Property Boom for more details.

This is a fabulous semi-detached villa located within the much sought-after Maxwell Court area of Beith. Upon entering the welcoming entrance porch, you quickly realise that this property has an abundance of natural light and has been presented beautifully. The lounge has a large window formation that floods the room with natural light. The lounge has been decorated with a feature brick effect wall and benefits from glazed internal doors which also allow light to engulf the lounge and kitchen.

The modern fitted kitchen with beech effect wall and floor mounted units are complimented beautifully by the dark marble effect worktops. Included in the sale is an integrated oven, grill, extractor, 4 ring gas hob and dishwasher making this an ideal property for the first-time purchaser. The kitchen offers access via double-glazed door to a fully enclosed and substantial back garden which has a fabulous bar / lounge and splendid patio area that soaks up the sun from early morning to late evening making it perfect for outdoor entertaining and dining alfresco in those summer months.

The upper hall level gives access to 2 bedrooms of which the master boasts fitted mirrored wardrobes. The superbly finished shower room offers only the highest quality fixtures and fittings. The shower room consists of modern sanitary ware – W.C. wash hand basin and walk in shower. Ultra-modern tiles and a chrome heated towel rail complete this stunning shower room.

All rooms have UPVC Double Glazing and gas central heating providing each room with a lovely warmth. To the front of the property is an easily maintained front lawn and 2 car driveway.

Ideally situated for Beith Primary and within safe walking distance 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 delightful home will be very popular. We would highly recommend an early viewing of this contemporary accommodation. 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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