



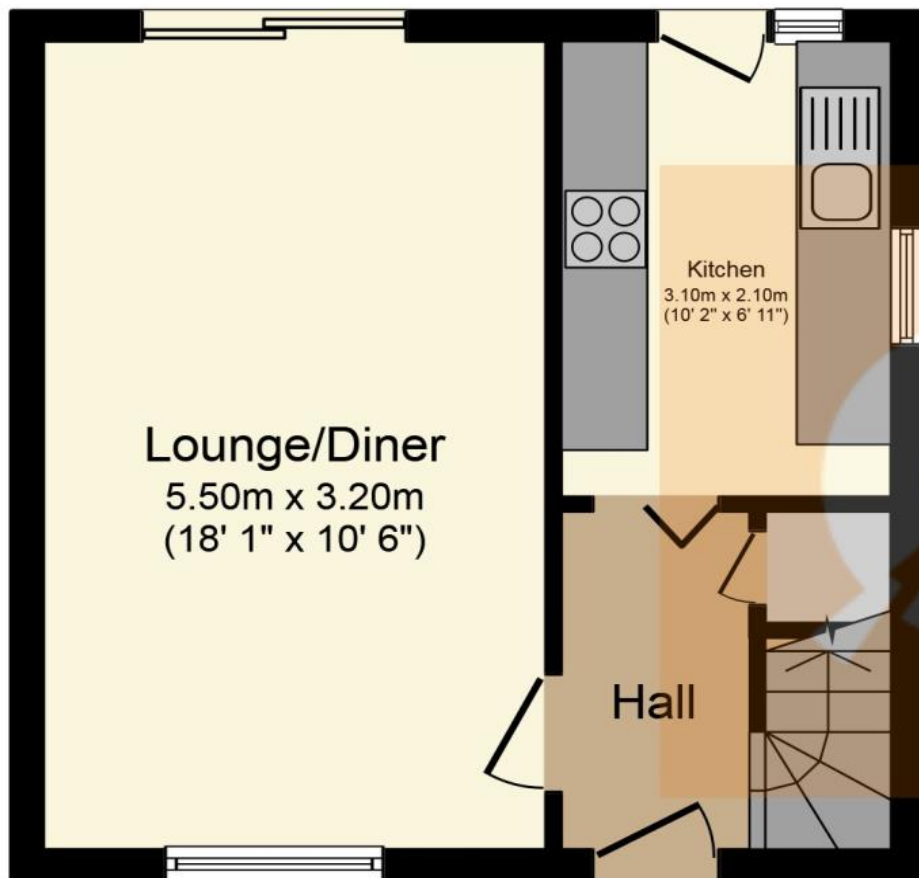
18 Cedar Avenue, Beith

Offers Over £85,000

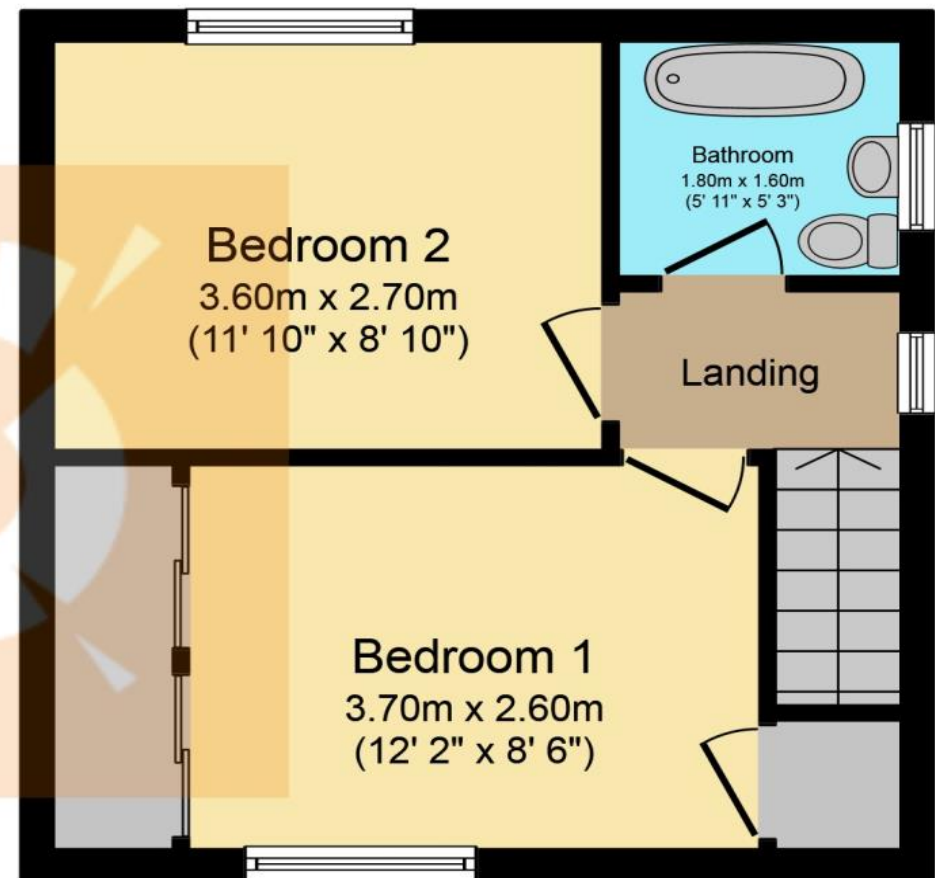








**Ground Floor**



**First Floor**

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

## THE PROPERTY

**\*\*\*STUNNING END OF TERRACE VILLA\*\*\*** Extended mono block driveway with carport. Low maintenance gardens. Walk in condition. Please call your local estate agents The Property Boom for more details.

If you have been looking for a property in walk in condition, then welcome to No. 18 Cedar Avenue. This is a lovely example of a preferred end terraced villa. Externally, our clients have an extended mono block driveway providing ample off street parking as well as a car port and timber garage.

The welcoming entrance hallway leads to a stunning Lounge/Diner presented beautifully with contemporary décor, quality wood effect flooring and patio doors providing access to one of the decked patio areas in the back garden. The sizeable lounge provides ample scope for dining.

The modern fitted kitchen has masses of storage space within the white hi gloss cabinetry and is complimented by the black marble effect counter tops and sparkling black tiled splashback. There is a 4 ring gas hob and electric oven and is plumbed for a washing machine. A upvc door also leads to the back garden.

The upstairs rooms are accessed via a carpeted staircase with timber handrail. On the upper level you find the contemporary bathroom certainly has wow factor. Having been recently fitted, the bathroom comprises of white 3 piece sanitary ware including L shaped bath with side fitting mixer tap and shower over bath with shower screen. There is also a wash hand basin contained within a stylish vanity unit and w.c. Finished off to a high standard with black wet wall and chrome fixtures including heated towel rail.

The 2 double bedrooms are also upstairs and are tastefully presented with the master bedroom benefitting from built in mirrored wardrobes. To the rear of the property is a child friendly back garden with timber fence and low maintenance synthetic grass. There is also a raised timber decked patio area at the patio doors plus another decked area to the rear; perfect for indoor/outdoor entertaining. There is a substantial timber garage.

This truly is a stunning family home have been extensively upgraded throughout by our clients, and we urge early viewing to avoid disappointment.

The property is ideally situated for both Beith and Gateside Primary schools 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.

We would highly recommend an early viewing of this superb end of terrace 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. 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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