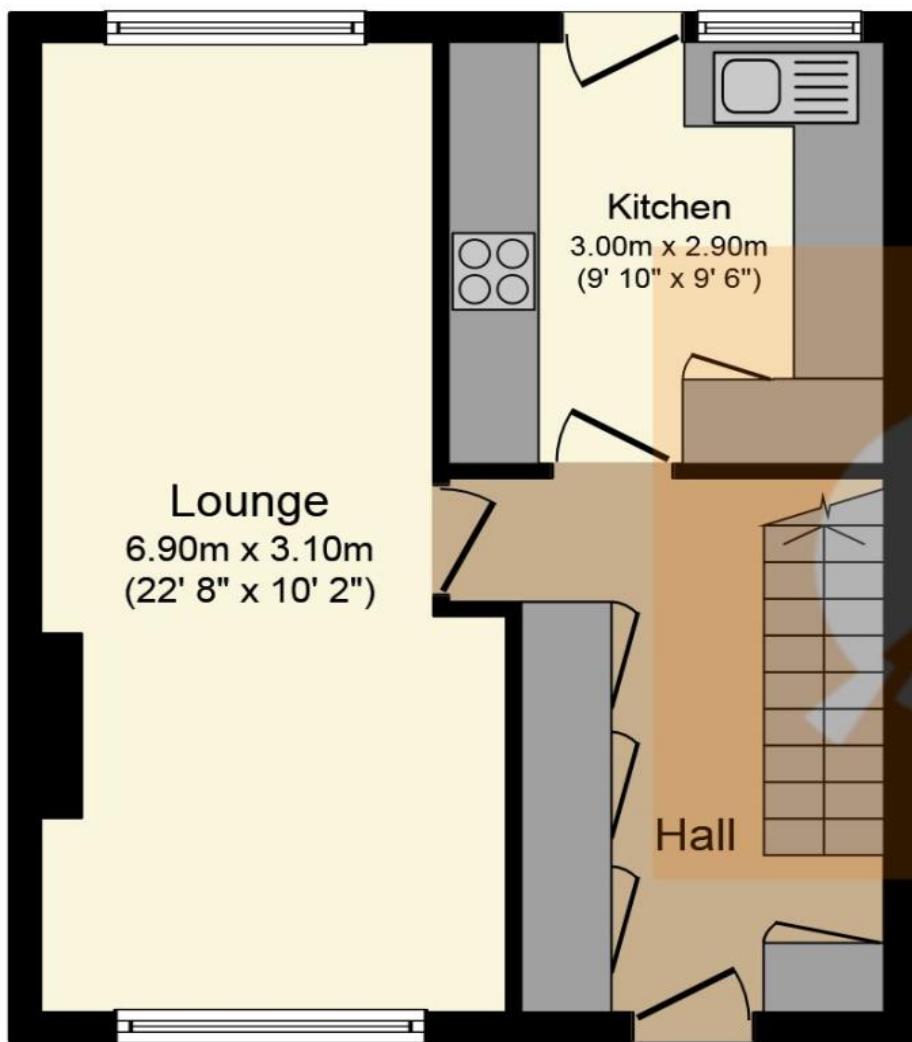




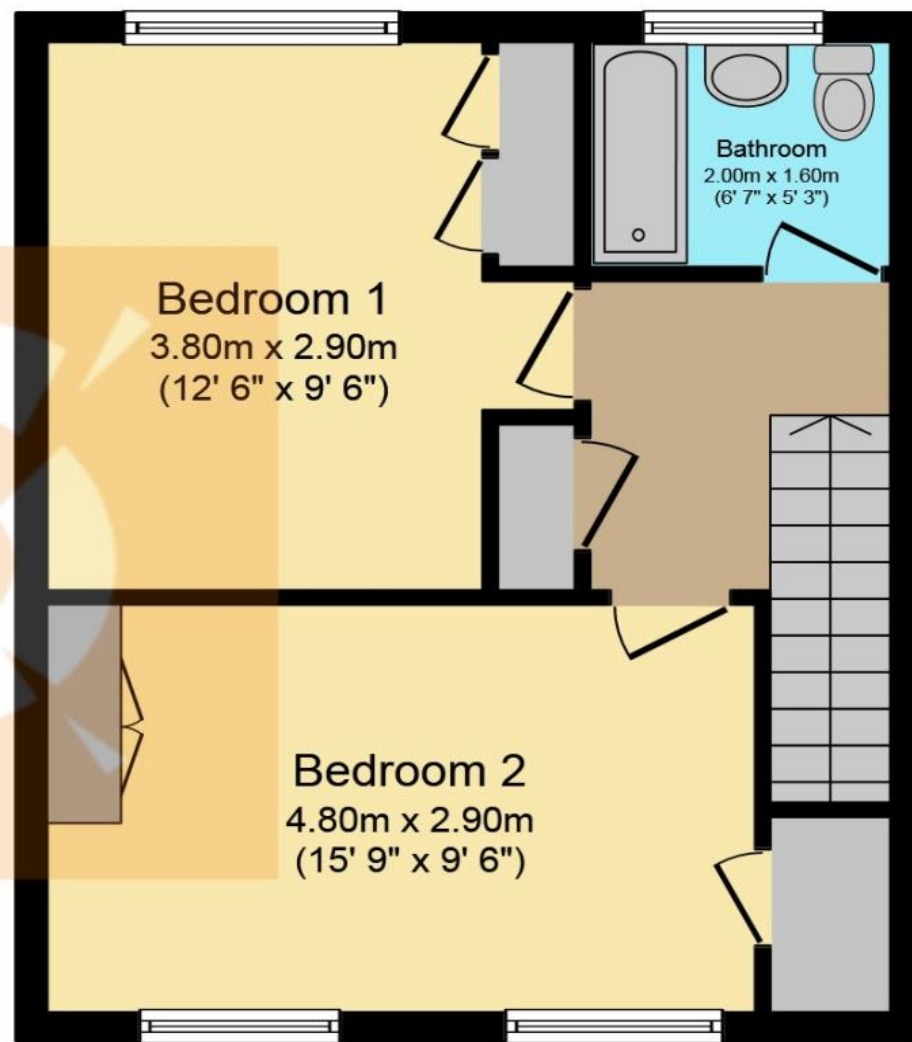
3 Avils Place, Beith

Offers Over £59,000





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

*****FANTASTIC FAMILY HOME*** Recently Re-Roofed *** FABULOUSLY AFFORDABLE.** Please contact your local estate agents The Property Boom for more details of this charming two-bedroom home.

The property is entered via a UPVC double glazed door that offers access to a warm and welcoming hallway, lounge and kitchen. The superbly spacious lounge has a focal point fireplace with electric fire and large dual aspect double glazed window formations engulf the room with natural light.

The fitted kitchen with numerous wall and floor mounted kitchen units are complimented beautifully by the marble effect worktops and offer great storage. Included in the sale is a washing machine, built in oven, grill, gas hob and cooker hood making this property the perfect first-time purchase. A large walk in storage cupboard can also be found in this immaculately presented kitchen. The kitchen is in excellent condition and offers access to an easily maintained back garden.

The upper level of this fabulous family home has two generously proportioned double bedrooms both with storage. The family bathroom has a 3-piece white glazed bathroom suite with shower over bath. Each room benefits from gas central heating and double glazing giving them a lovely warmth.

Kilbirnie has a host of great local amenities including a health centre and well-known supermarket. The property is also within the catchment area for 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 40 minutes. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away.

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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