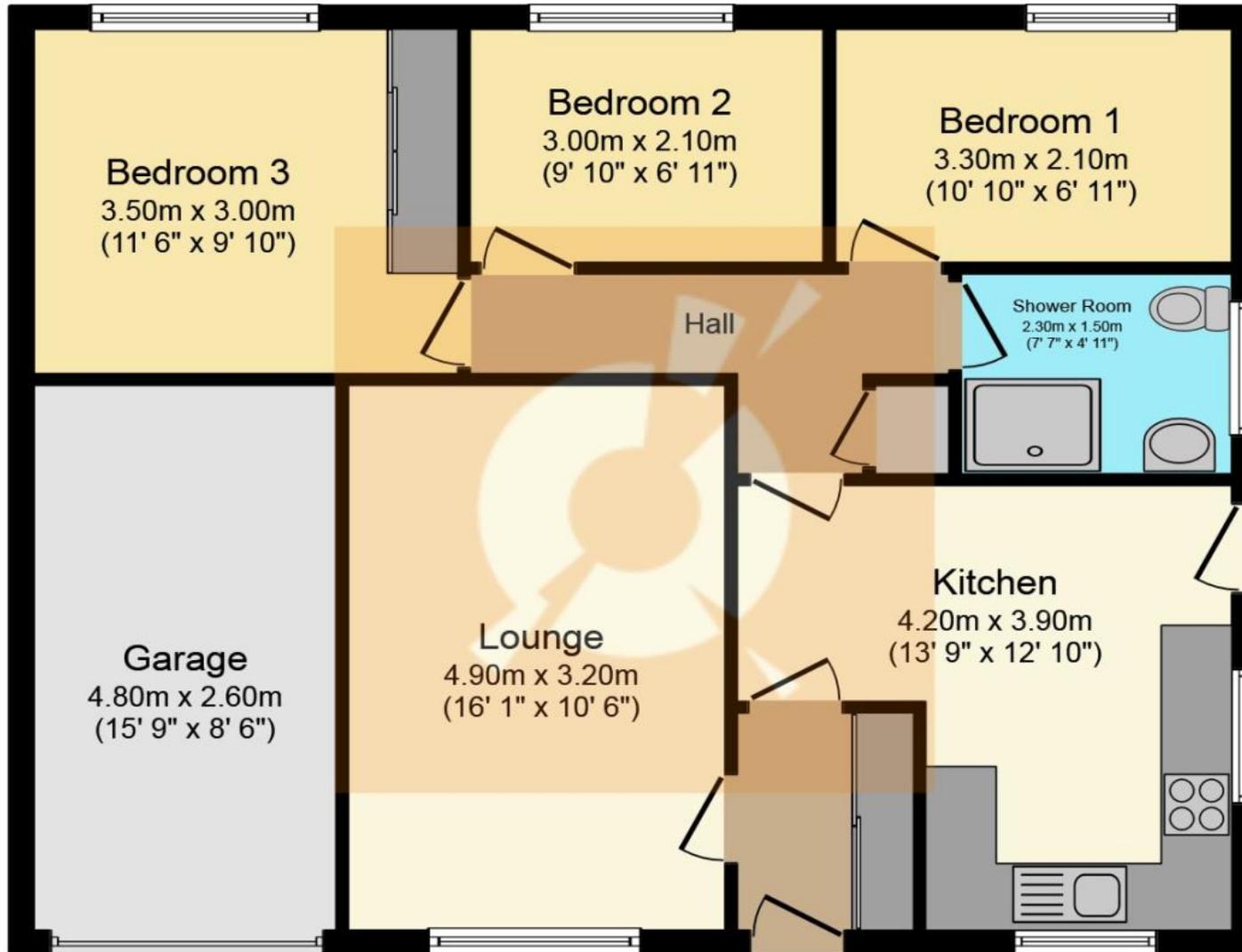




23 Balfour Avenue, Beith

Offers Over £89,000





## Floor Plan

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

## THE PROPERTY

**\*\*\*FABULOUSLY AFFORDABLE SEMI-DETACHED BUNGALOW SET WITHIN DESIRABLE BEITH LOCALE\*\*\*** 3 bedrooms, partially floored loft, lounge, kitchen and shower room. This charming accommodation is beautifully complimented with a monobloc driveway and an up and over remote-control garage door. Please contact your local estate agents The Property Boom for much more information.

Welcome to No. 23 Balfour Avenue and this charming 3 bed bungalow situated within a child friendly Beith locale.

To the front of the property is an easily maintained front garden, consisting of sections of gravel and mature shrubbery. A monobloc driveway and an up and over garage door provide ample parking spaces for various vehicles.

Entrance to the property is via a tasteful UPVC door which leads you in the first instance to the fabulously spacious dining kitchen with white floor and wall mounted units, granting generous storage space. There is a stainless-steel sink with chrome tap, standalone cooker and extractor hood which will all be included within the sale of this property.

Quality flooring leads you through to the family lounge with large window formations which awash the entire room with natural light.

This wonderful home comprises of three spacious bedrooms with the master bedroom being complimented by mirrored fitted wardrobes offering great storage solutions. There is a partially floored loft which has the potential to be converted into a fourth bedroom if the relevant planning permission was in place.

The fully tiled shower room features a large walk-in shower cubicle with electric shower, a wash-hand-basin contained within a stylish vanity unit and W.C.

Externally, to the side of this property is a paved pathway and sections of gravel. Timber fencing provides lots of privacy.

This property further benefits from double glazing and gas central heating which can be altered using the ultra-modern controlled hive heating system which has recently been installed.

This great property would benefit from an element of upgrading and this is reflected in the very competitive asking price.

Ideally situated for Beith Primary and 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 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 bungalow will no doubt be very popular. We would highly recommend an early viewing of this 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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