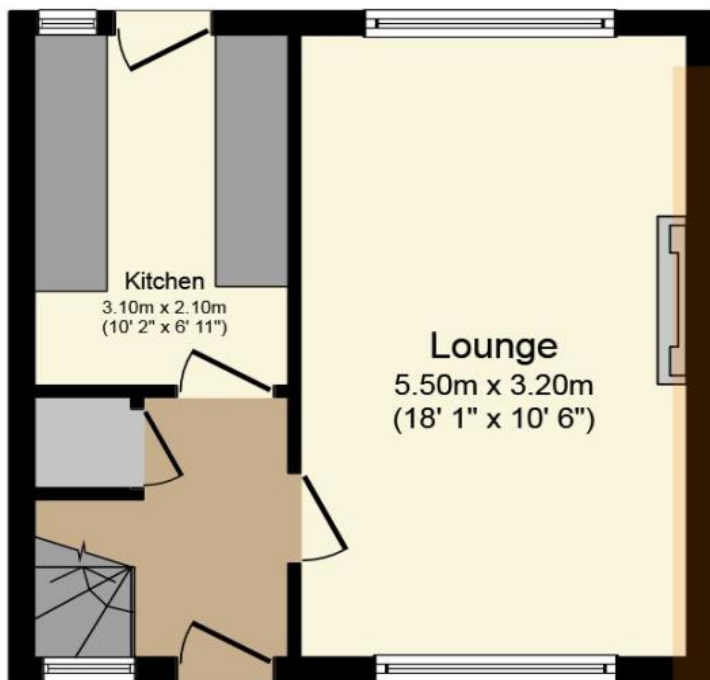




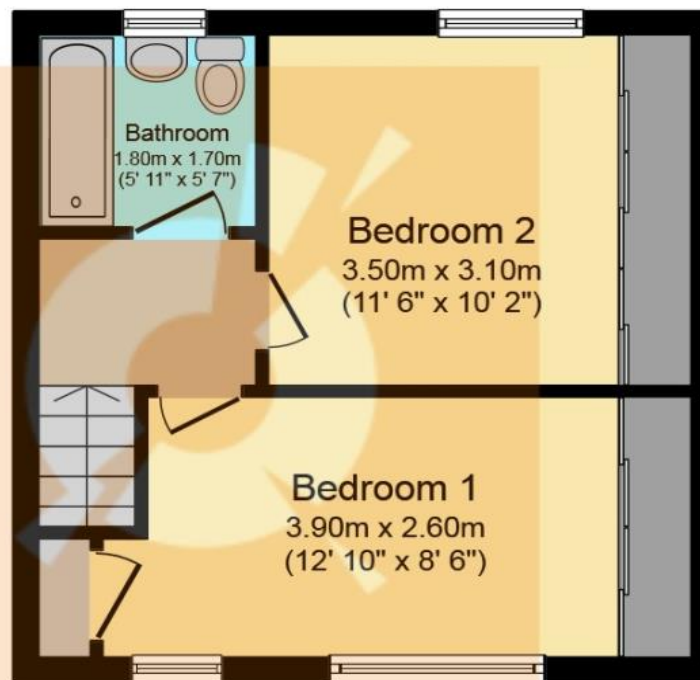
32 Larch Terrace, Beith

Offers Over £77,500

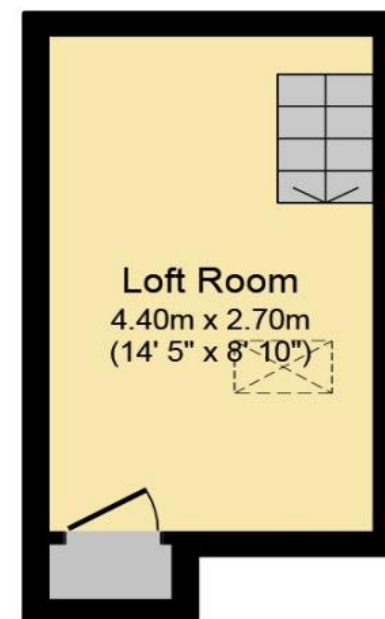




**Ground Floor**



**First Floor**



**Second Floor**

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

## THE PROPERTY

**\*\*\*FABULOUSLY AFFORDABLE TERRACED HOME WITHIN DESIRABLE BEITH LOCALE\*\*\*PERFECT FIRST-TIME BUY\*\*\*** This lovely mid-terrace property has 2 double bedrooms, an exceptionally spacious FLOORED LOFT with velux windows, a generously proportioned lounge, modern fitted kitchen and super-stylish bathroom and is complimented beautifully with charming gardens. VIEW IN PERSON OR ONLINE. For much more details, please contact The Property Boom North Ayrshire.

Welcome to No. 32 Larch Terrace and this beautiful family home which has been maintained to a high level and is in true walk in and start living condition. This fabulous property can be accessed via a UPVC double-glazed door which leads you in the first instance to the bright and airy reception hallway, leading you in the first instance to the lounge.

The sumptuous family lounge is superbly spacious. It has been tastefully decorated throughout with calming, neutral décor and dual-aspect window formations engulf the room with natural light. The dining area is ideally located and proposes the perfect space to enjoy a delightful meal with family and friends.

The fitted kitchen provides ample storage solutions within various wall and floor mounted units. The kitchen is further complimented with a host of integrated appliances to include a stainless-steel sink with chrome tap and a 4 ring gas hob with electric oven/grill and extractor hood which will all be included within this sale, making this an excellent first-time purchase.

The beautifully landscaped rear garden can be accessed via the kitchen, featuring a sociable patio area, excellent for outdoor entertaining/dining alfresco. There is a section laid to lawn and area of decorative gravel, providing easy maintenance. Timber fencing means a child-friendly garden as well as ensuring lots of privacy and a timber shed provides further storage solutions for outdoor equipment.

Access to the upper level of the property is via a carpeted staircase with timber handrail.

The pristine family bathroom comprises of a three-piece white glazed bathroom suite to include a shower-over-bath with glass screen, w.c. and wash-hand-basin which is contained within a stylish white high-gloss vanity unit. Contemporary chrome fixtures and fittings can be found throughout.

To complete this fabulous family home, there are two generously proportioned double bedrooms with built-in wardrobes. There is a substantial floored loft space with velux windows which adds another useable space with a variety of uses.

All rooms benefit from gas-central heating and double-glazing, providing a lovely warmth throughout the property.

The property is a real credit to its current owners and we strongly urge an early viewing as properties of this calibre rarely come to the market.

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 terraced property will without a 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.

**THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.**

[www.thepropertyboom.com](http://www.thepropertyboom.com)

70 West Regent Street, Glasgow, G2 2QZ

Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)