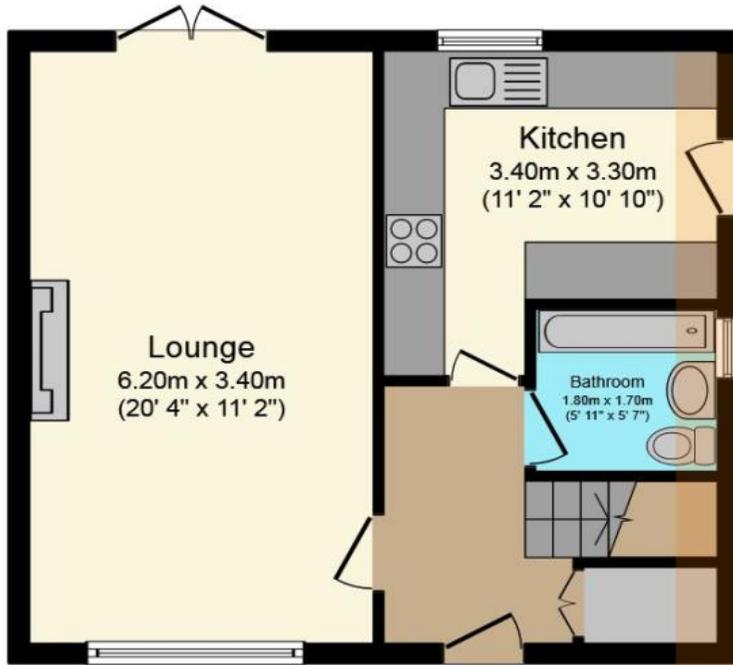




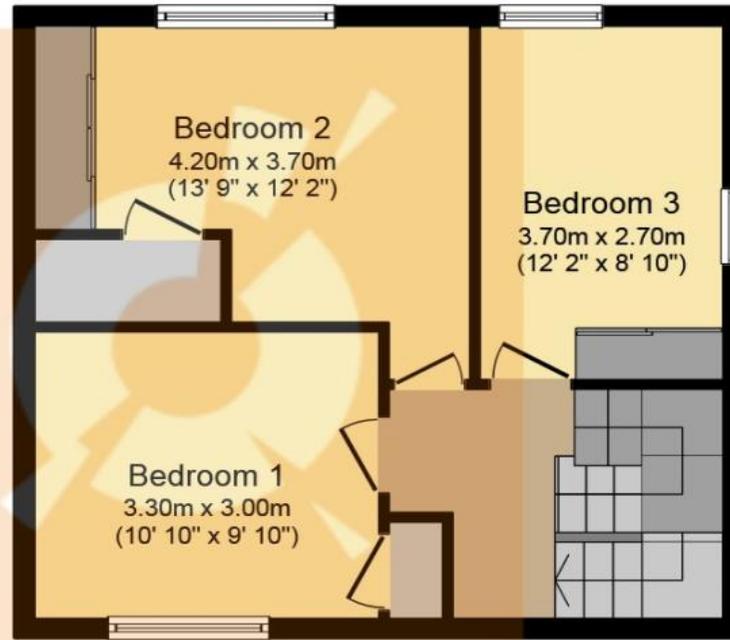
14 Cherrywood Drive, Beith

Offers Over £87,000

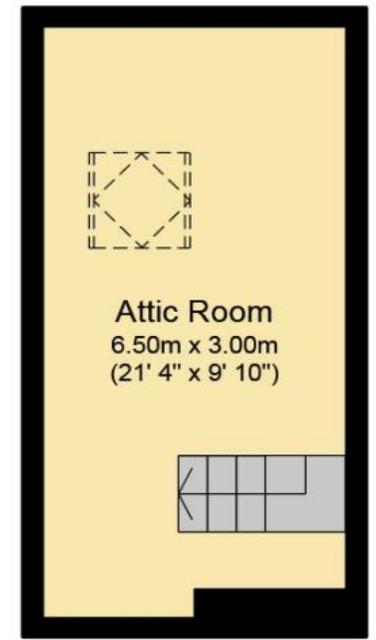




Ground Floor



First Floor



Attic Floor

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

THE PROPERTY

Fabulous family home offering spacious accommodation over 3 levels. This property presents an astute buyer the opportunity to purchase a large 3-bedroom home at a fantastic asking price. **VIEW IN PERSON OR ONLINE.** Please contact your personal estate agents, The Property Boom, for more information and a copy of the Home Report.

Boom North Ayrshire are delighted to present a fantastic opportunity to purchase a substantial semi-detached 3-bedroom home at a terrific asking price. Excellent first time purchase or ideal for growing families.

Externally the front garden is predominantly laid to lawn with mature shrubbery providing extra privacy. The property has excellent parking facilities in the form of a two car driveway as well as a single garage. The extensive rear garden has both a large sociable patio area, the perfect place to relax and unwind, as well as a substantial lawn with drying area. Timber fencing creates a child-friendly garden as well as providing lots of privacy and two timber sheds offer further storage for outdoor equipment.

A UPVC front door leads to a welcoming reception hallway which boasts a large storage cupboard and access to the extremely spacious lounge/diner, breakfasting kitchen and downstairs family bathroom.

A degree of modernisation is required, and this is reflected in the highly competitive asking price.

The family lounge is extremely spacious with dual-aspect window formations filling the entire room with natural light. Patio doors provide direct access to the sociable patio area. There is a focal point fireplace with electric fire which creates a cosy warmth.

The kitchen offers excellent storage solutions within various wall to floor mounted cabinets. Integrated appliances include fridge, freezer, oven, electric hob and extractor as well as a freestanding washing machine making this an excellent first time buy.

The downstairs family bathroom is fully tiled with an over bath shower and glass screen.

The upper level of this property is accessed via a bright and airy staircase with middle landing. Upstairs has three generously proportioned double bedrooms, all offering built-in storage solutions. The attic has been utilized by the current owners having been floored and has Velux window and is currently accessed via pull down ladder from the upper hallway.

This property further benefits from double-glazing and gas-central heating, providing each room with a lovely warmth.

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.

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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