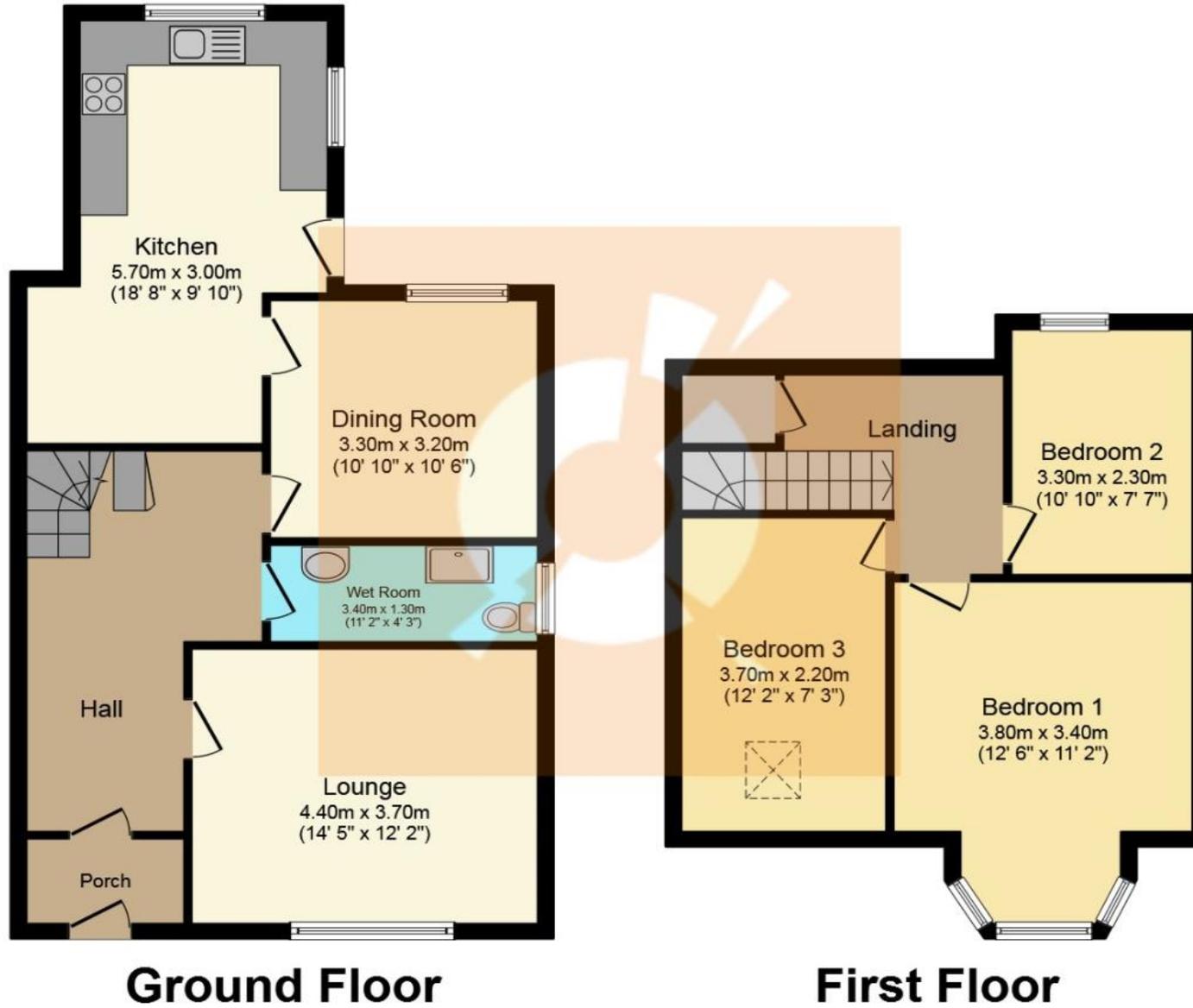




54 Woodside Road, Beith

Offers Over £109,000





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

THE PROPERTY

The Property Boom North Ayrshire are delighted to introduce to the market Janefield Cottage, this rarely available three-bedroom sandstone property with real potential for its next owner to create their own stylish/comfortable home. Enjoying a favourable Beith location, this desirable family home does require a degree of modernisation, however this is reflected in the highly competitive asking price.

Externally, the property is situated on a sizeable plot with easily maintained gardens, a greenhouse, timber garage and garden shed. A stylish UPVC door leads you through to the bright entrance porch and in turn to a warm welcoming reception hallway, providing access to all apartments on the ground level.

The formal lounge has retained many of its original period features to include impressive ceiling heights and intricate cornicing. This room is further complimented with a large, double-glazed window formation, overlooking the mature front garden, and infusing this entire space with natural sunlight.

The well-appointed kitchen is located to the rear of the property and also provides access to the rear garden. The kitchen has a selection of wall to floor mounted units with a stainless-steel sink and chrome mixer tap, standalone cooker, dishwasher, washing machine and fridge which will all be included within the sale of the property. Through from the kitchen is the dining room, featuring a focal point fireplace with electric fire. The dining room offers the perfect space to enjoy a lovely home-cooked meal with family and friends.

Externally, the rear garden is easily maintained with an area laid to lawn with drying green and sections of gravel. The greenhouse is perfect for the budding gardener and a large timber shed and timber garage provide further storage for indoor/outdoor equipment.

To complete the ground floor of this wonderful accommodation is the wet room. There is an electric shower, w.c. and wash-hand-basin and contemporary chrome fixtures and fittings can be found throughout.

Access to the upper level is via a carpeted staircase with timber handrail leading to three double bedrooms.

The property further benefits from a recently installed gas central heating boiler with one-year warranty remaining and double glazing, providing all rooms with a delightful 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.

This delightful cottage will no doubt be very popular therefore we would highly recommend an early viewing. 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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