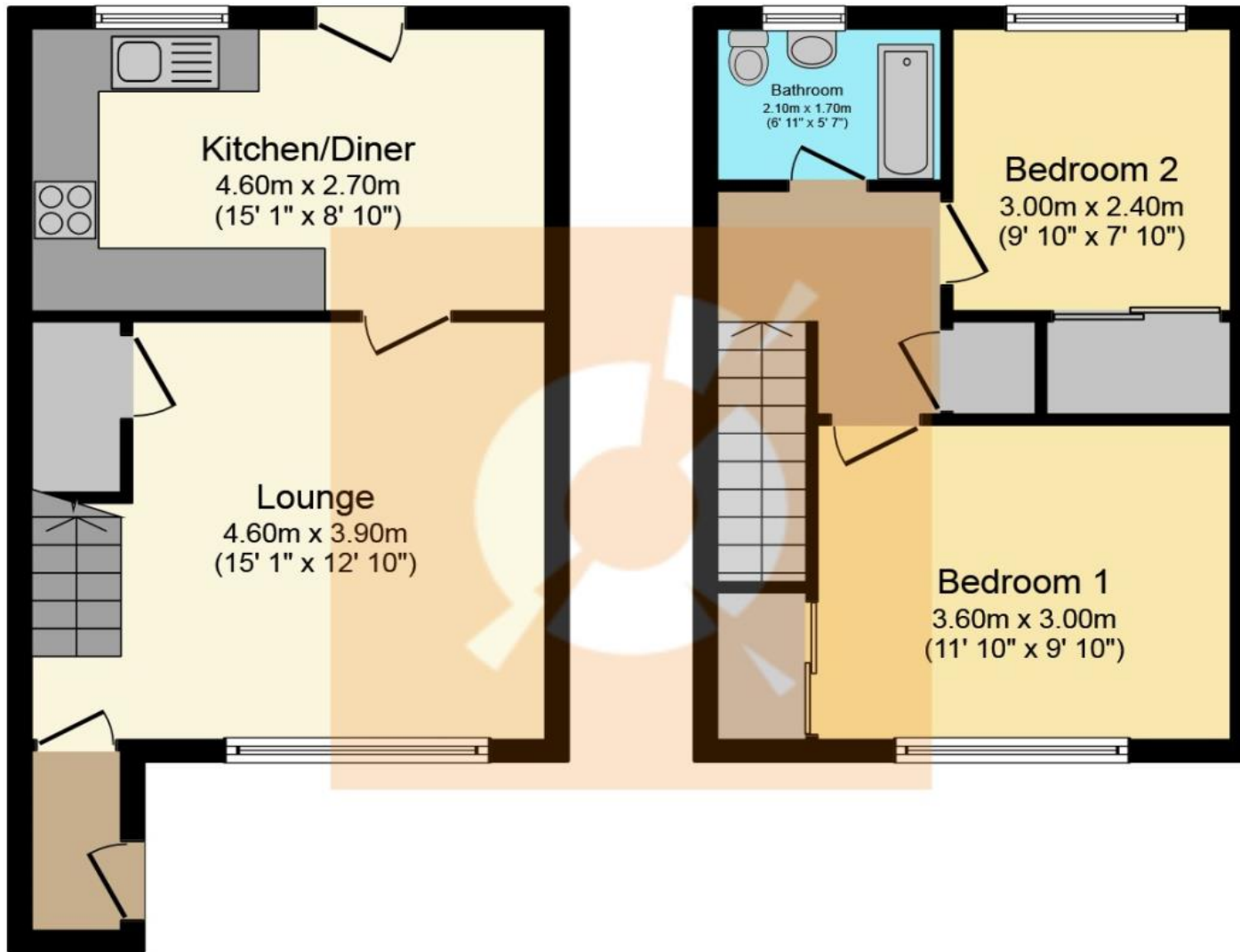




9 St Andrews Place, Beith

Offers Over £115,000





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

****IN DEPTH HD VIDEO TOUR AVAILABLE**** Fantastic **FIRST TIME PURCHASE**. Spacious semi-detached home with contemporary fitted kitchen. Complete with extensive multi car driveway and fully enclosed rear garden. View in person or online. Catchment area for Garnock Community Campus and walking distance from a host of local amenities and public transport. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the home report.

Situated within an ever-popular Beith locale, this fabulous two-bedroom semi-detached home offers spacious and stylish living with excellent built-in storage facilities throughout. No.9 is the perfect first-time purchase or family home situated within walking distance from Beith Primary School and Garnock Community Campus.

Entering through the warm and welcoming porch and into the spacious family lounge, it's clear to see the abundance of natural light which this room holds. The lounge has been tastefully decorated with soft neutral tones and aesthetic quality flooring with a useful under stair cupboard, offering excellent storage solutions.

The contemporary dining kitchen provides ample storage in the form of wall and base mounted white gloss units with contrasting countertops, creating a fashionable and efficient workspace. Integrated appliances include a 4-ring gas hob with electric oven/grill, extractor hood, washing machine and dishwasher which will all be included within the sale, making this an excellent purchase for a first-time buyer or professionals alike.

Access to the first floor is via a carpeted staircase with white timber banister leading you to two generously proportioned bedrooms which both benefit from mirror fitted wardrobes. Completing No.9 is the family bathroom comprising of a three-piece suite to include a bath with overhead shower, sink and W.C. This space has been decorated with fresh tones to create a soothing environment to relax and unwind in.

Externally this property is predominantly laid to lawn to the front with mature shrubbery lining the extensive paved multi car driveway. To the rear there is a fully enclosed garden with a paved walkway leading to a substantial social patio area. This space is perfect for children and pets alike or entertaining guests during the summer months.

This desirable accommodation in a sought-after Beith locale will no doubt be very popular therefore we would highly recommend an early viewing to avoid disappointment. The property further benefits from gas-central heating and double glazing throughout, providing all rooms with a delightful warmth.

Ideally situated for Beith Primary and within walking distance of 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.

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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