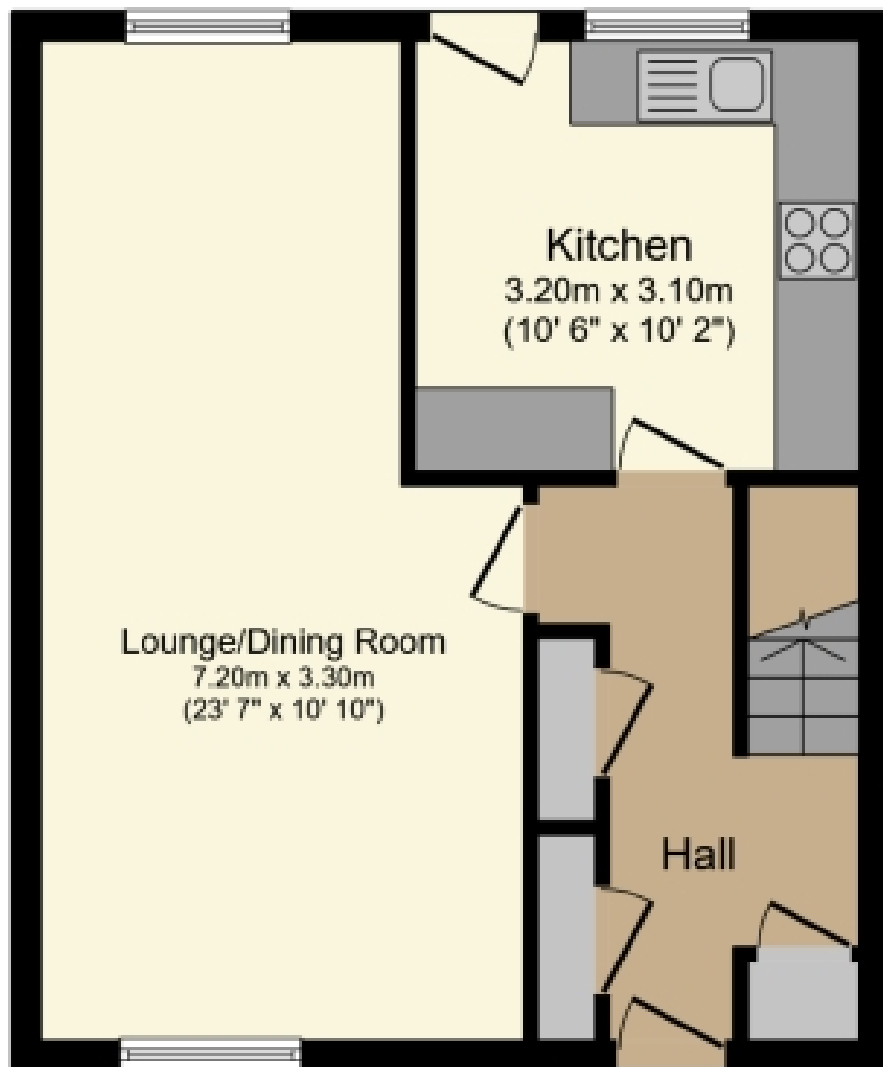




**Sycamore Court, Beith**

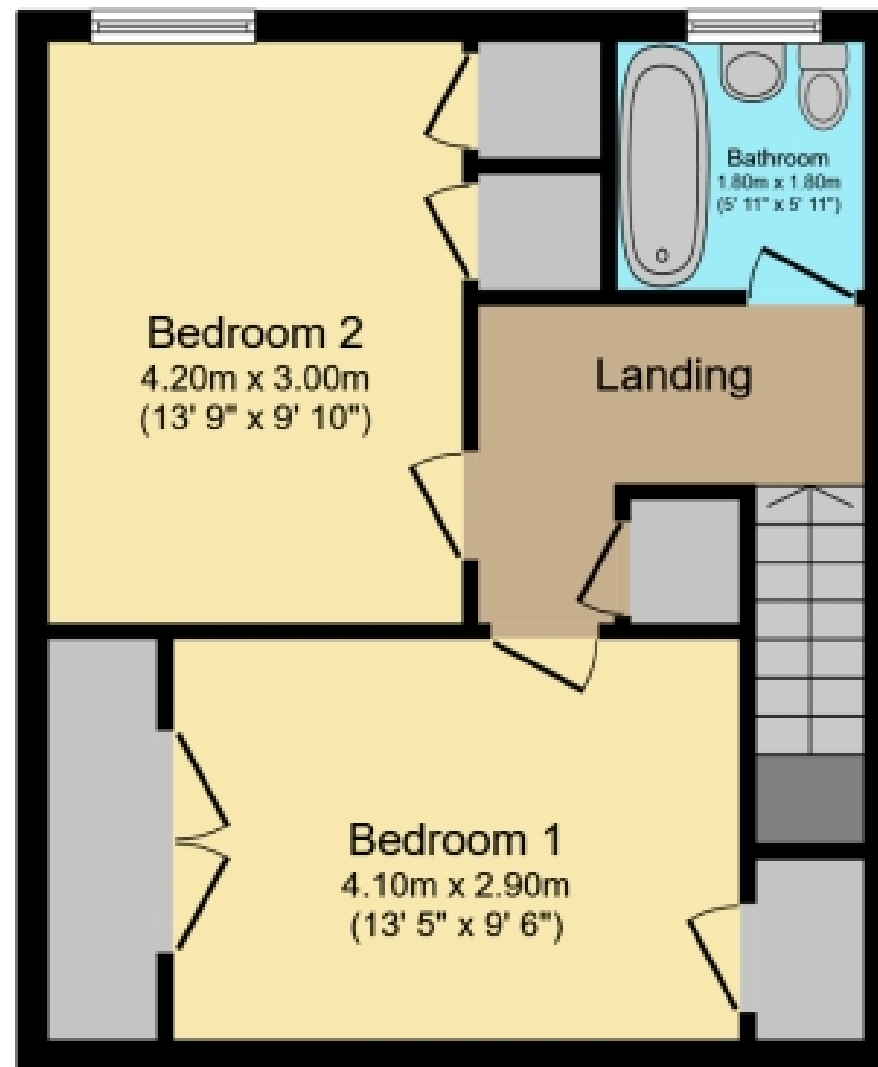
**Offers Over £65,000**





## Ground Floor

Floor area 42.5 sq.m. (457 sq.ft.)



## First Floor

Floor area 42.5 sq.m. (457 sq.ft.)

**TOTAL: 85.0 sq.m. (915 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*IDEAL FIRST TIME PURCHASE OR BUY-TO-LET INVESTMENT\* \*LOW MAINTAINENCE REAR GARDEN\* \*NEW GAS CENTRAL HEATING\*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 11 Sycamore Court, a delightful mid-terraced home set in the ever-popular Beith locale. Whether you are looking for a first-time purchase, or you are looking to bag an investment property, this property is sure to appeal.

To the front of the property sits the front garden with a range of shrubbery and flowers. Moving up one step, you enter the property. The reception hallway gives access through to the lounge. The lounge is wonderfully spacious and features a focal point electric fire with cream surround. The lounge opens out to the dining room, which creates a delightful space for dining of an evening.

The kitchen features a host of white gloss base and wall cabinetry, which are paired with silver fixtures and fittings and butcher block style worktops. The array of cupboards provides plenty of storage space while the worktops provide ample space for preparing dinners.

Upstairs, two bedrooms occupy the top floor. Both bedrooms boast excellent dimensions, with bedroom two even including built in storage solutions. Completing the interior, is the fully tiled bathroom. The bathroom holds a three-piece suite which includes a bathtub with overhead shower, w.c and wash handbasin.

To the rear sits a mature, low maintenance rear garden. The garden is mainly laid with red chips and features sociable patio areas. Mature shrubbery provides plenty of privacy while the shed provides great outdoor storage.

Beith is a small, friendly town offering a peaceful, rural lifestyle with good transport links. It provides easy road access to Glasgow and surrounding areas via the A737, making it convenient for commuters. The town has a selection of local shops, cafes, and pubs, along with nearby outdoor attractions like the Clyde Muirshiel Regional Park, ideal for nature enthusiasts. With a strong sense of community and essential amenities close at hand, Beith offers a quiet, laid-back environment while still being well-connected to larger towns and cities.

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.

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**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**  
**70 West Regent Street, Glasgow, G2 2QZ**  
**Tel: 0333 900 9089 / Email: smile@thepropertyboom.com**