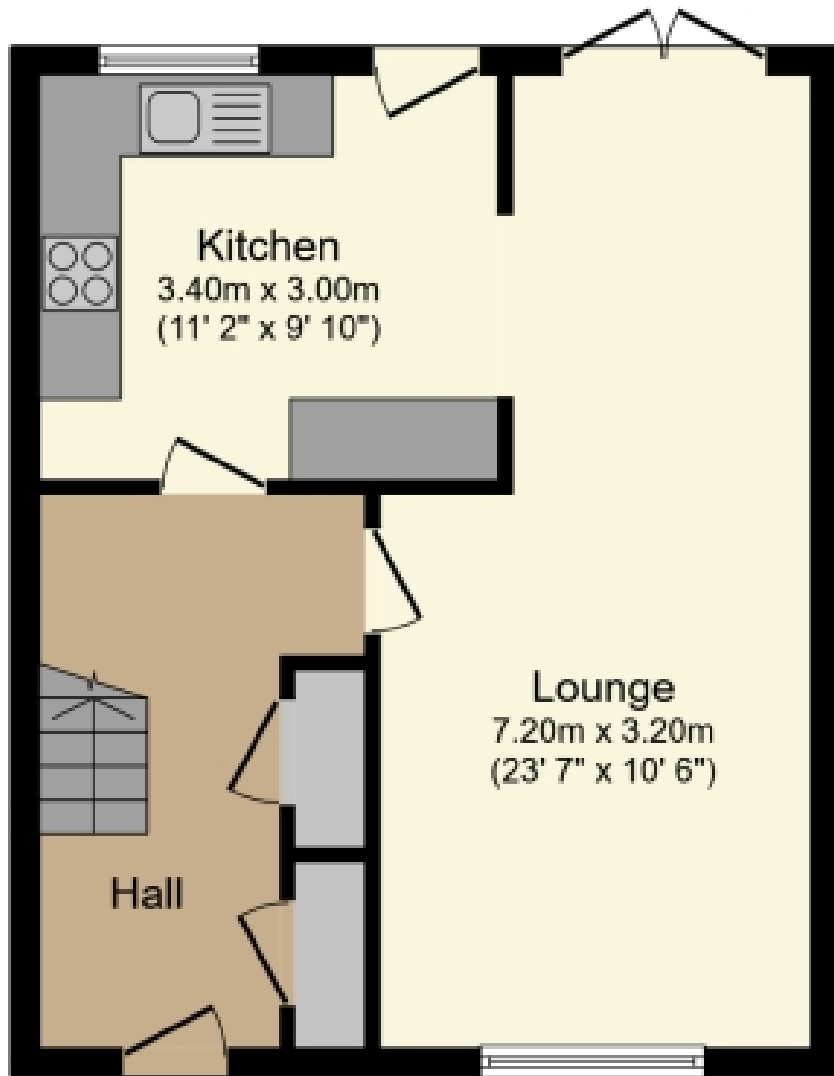




26 Sycamore Avenue, Beith

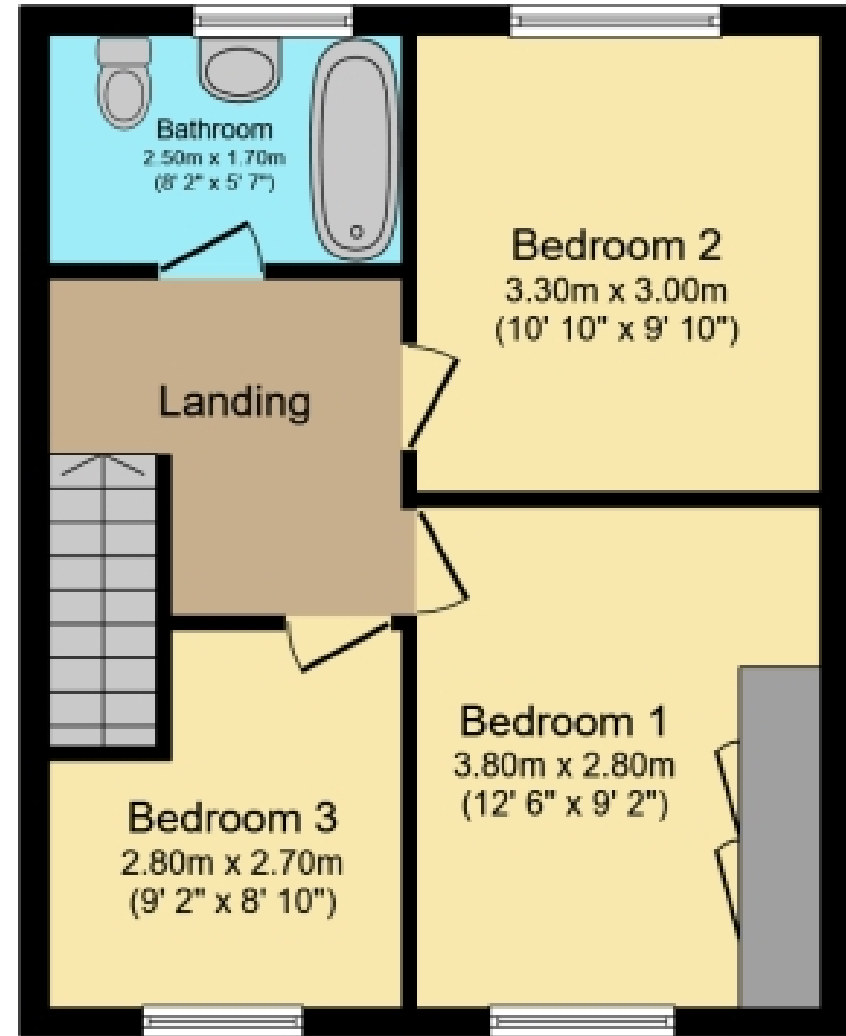
Offers Over £99,995





Ground Floor

Floor area 41.2 m² (443 sq.ft.)



First Floor

Floor area 41.2 m² (443 sq.ft.)

TOTAL: 82.3 m² (886 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

THE PROPERTY

* FANTASTIC FIRST-TIME PURCHASE OR FAMILY HOME – NO ONWARD CHAIN * MODERN FITTED KITCHEN * PRISTINE FAMILY BATHROOM * SHORT WALK TO A HOST OF LOCAL AMENITIES ** Please contact your personal estate agents, The Property Boom, for much more info and a copy of the Home Report. Welcome to No. 26 Sycamore Avenue and this fabulous mid-terrace home set within a popular Beith locale, offering the ideal opportunity for first time buyers and professionals alike.

Externally, the property features a driveway to the front, offering safe and convenient off-street parking. Entering the property, you are presented with a welcoming entrance hallway, stylishly decorated with soft neutral tones, pairing well with quality wood-effect flooring.

The spacious lounge features masses of natural light, pouring in through the dual aspect window formation. The soft neutral tones continue through this room along with all other rooms in the property. Integrated appliances include a 4-ring electric hob, electric oven/grill, extractor hood, and there is further space for free-standing appliances where desired.

On the first floor, you will find three generously proportioned bedrooms. Bedroom one has the added benefit of built in storage solutions. Completing the interior of the property, is a three piece family bathroom, comprising of a w.c., wash hand basin and a shower over head bath.

To the rear of the property, you will find a fully enclosed garden. It has a paved area, making it the ideal space for dining alfresco on a warm summers' day.

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.

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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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