



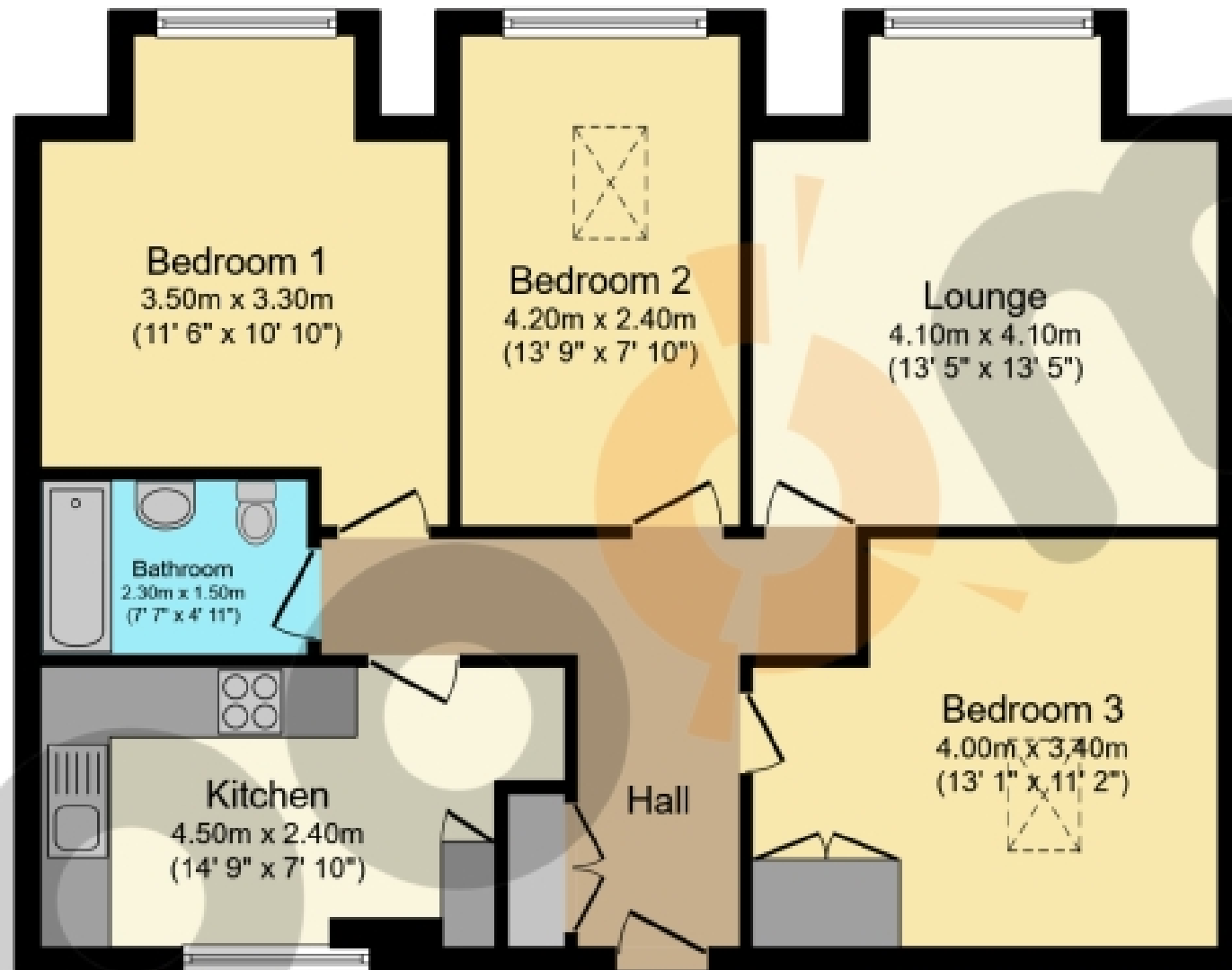
**63c Eglinton Street, Beith**

**Fixed Price £80,000**









## Floor Plan

Floor area 75.3 m<sup>2</sup> (811 sq.ft.)

**TOTAL: 75.3 m<sup>2</sup> (811 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

**\*\* NEW COMPETITIVE ASKING PRICE \*\* SPACIOUS & FLEXIBLE LIVING \*\* THREE DOUBLE BEDROOMS \*\* EXTENSIVE PRIVATE LOFT SPACE \*\* FANTASTIC FIRST-TIME PURCHASE \*\***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 63C Eglinton Street and this impressive top floor apartment located in the heart of the ever-popular Beith locale. This wonderful home makes the perfect opportunity for a first-time purchaser, just a stone's throw from a wide range of amenities, schools and public transport links.

A traditional spiralled staircase with handrail provides access to this top floor apartment. Entering No. 63C you are welcomed with a bright and airy reception hallway with convenient in-built storage that leads you into the family lounge.

The spacious family lounge is neutrally decorated and filled with an abundance of light, further complimented by spotlight fittings for a warming space to relax and unwind.

The well-appointed kitchen offers storage in abundance as well as a desirable breakfast bar positioned under the large, double-glazed window formation, the perfect spot for your morning coffee. The kitchen also holds ample spaced for freestanding appliances.

Within No. 63C are three generously proportioned double bedrooms. Completing this fantastic apartment internally is a pristine three-piece bathroom comprising of bathtub with overhead shower, W.C. and wash hand basin.

Externally this property has a large, fully enclosed communal garden with charming mature shrubbery and excellent outdoor storage facilities to the rear.

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 safe 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.

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.

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