



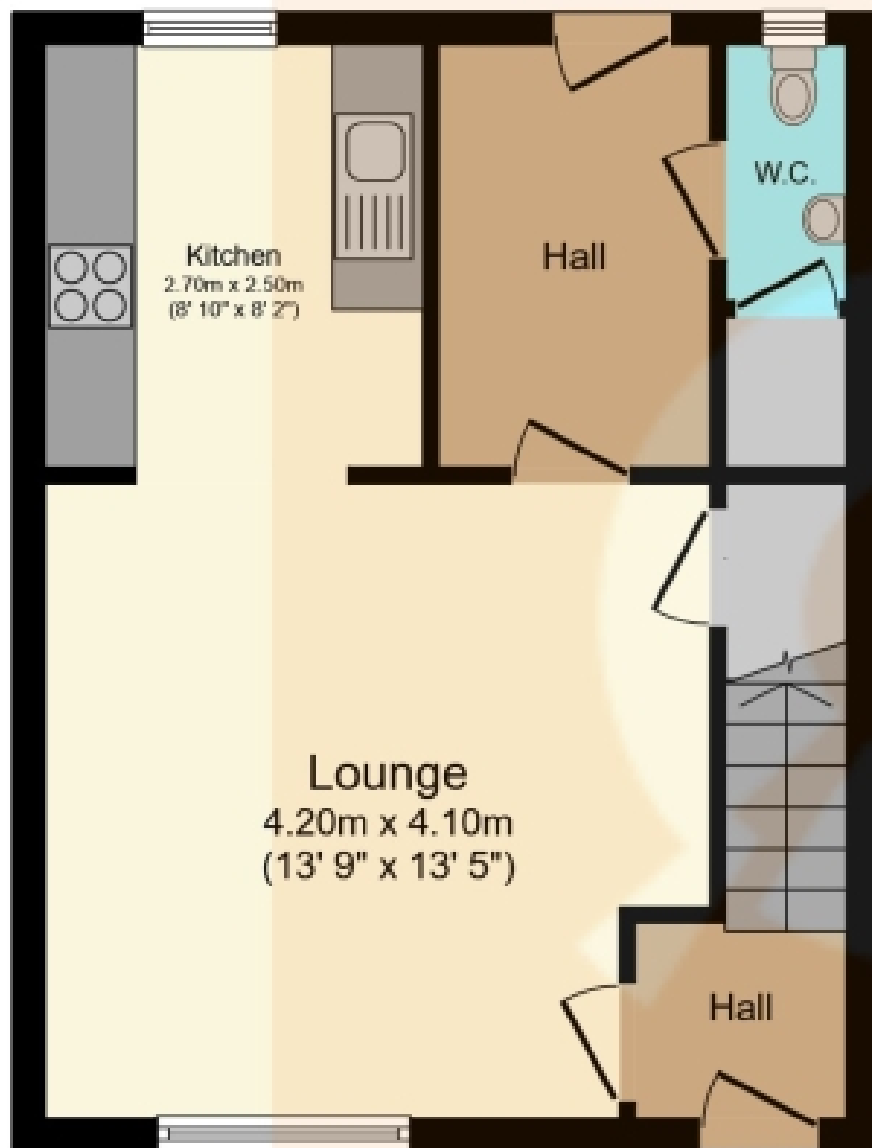
**12 Auldlea Gardens, Beith**

**Offers Over £185,000**

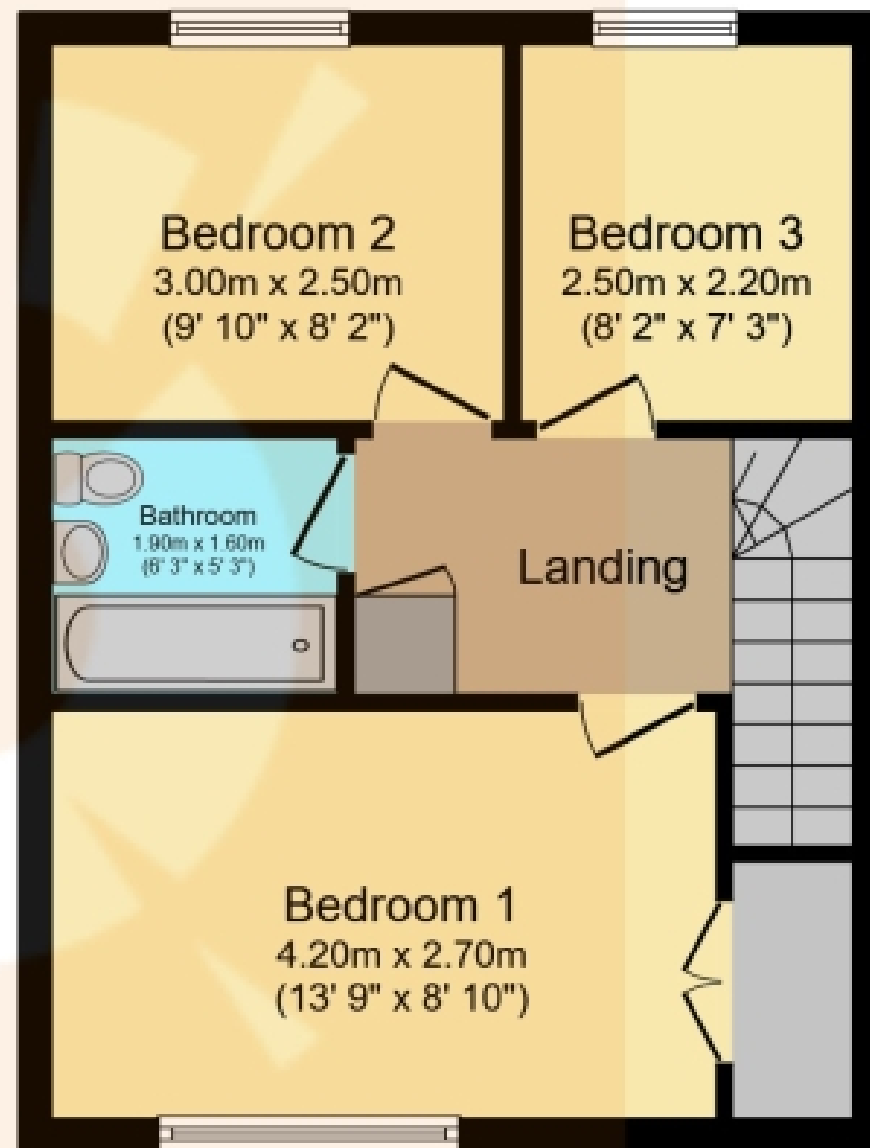








**Ground Floor**



**First Floor**

Total floor area 75.3 sq.m. (810 sq.ft.) approx

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

## THE PROPERTY

**\*\*Stunning 3-Bedroom Home in Sought-After Auldlea Gardens \* CONTEMPORARY BATHROOM \* HD VIDEO AVAILABLE \* Please contact your personal estate agent, The Property Boom for much more information and a copy of the home report.**

Located in the highly desirable Auldlea Gardens Development, this exceptional three-bedroom semi-detached villa offers spacious, stylish, and move-in-ready accommodation. Perfectly positioned within walking distance of local amenities, excellent transport links, and beautiful countryside walks, this home combines convenience with a peaceful setting.

The property boasts a beautifully low-maintenance frontage with a monobloc multi-car driveway and a paved walkway leading to the entrance. Inside, the bright and welcoming reception hallway flows into a superbly spacious lounge, tastefully decorated in neutral tones that creates a warm and relaxing atmosphere. The modern open-plan kitchen is fitted with sleek white cabinetry and butcher block-effect worktops, offering a contemporary and efficient workspace. An integrated four-ring gas hob, cooker and oven, along with space for freestanding appliances, add to the kitchen's functionality. Completing the ground floor is a pristine and elegantly simple W.C.

Upstairs, three bedrooms provide comfortable living space. The principal bedroom benefits from excellent built-in wardrobe storage, while the second and third bedrooms offer views to the rear garden and Garnock Valley. A modern three-piece family bathroom, featuring a bathtub with an overhead shower, W.C., and wash hand basin, completes the home's interior.

The low maintenance garden to the rear is predominantly decked. Synthetic lawn to the side leads to a timber hut which is perfect for outdoor storage, and very low maintenance.

This fantastic property is the wonderful blend of modern style and everyday practicality. Schedule a viewing today to see all that this great home has to offer. Its ideally situated for Beith Primary and within a short drive 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.

This fabulous home won't be on the market for long! Early viewing is highly recommended-don't miss your chance to secure this fantastic property.

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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