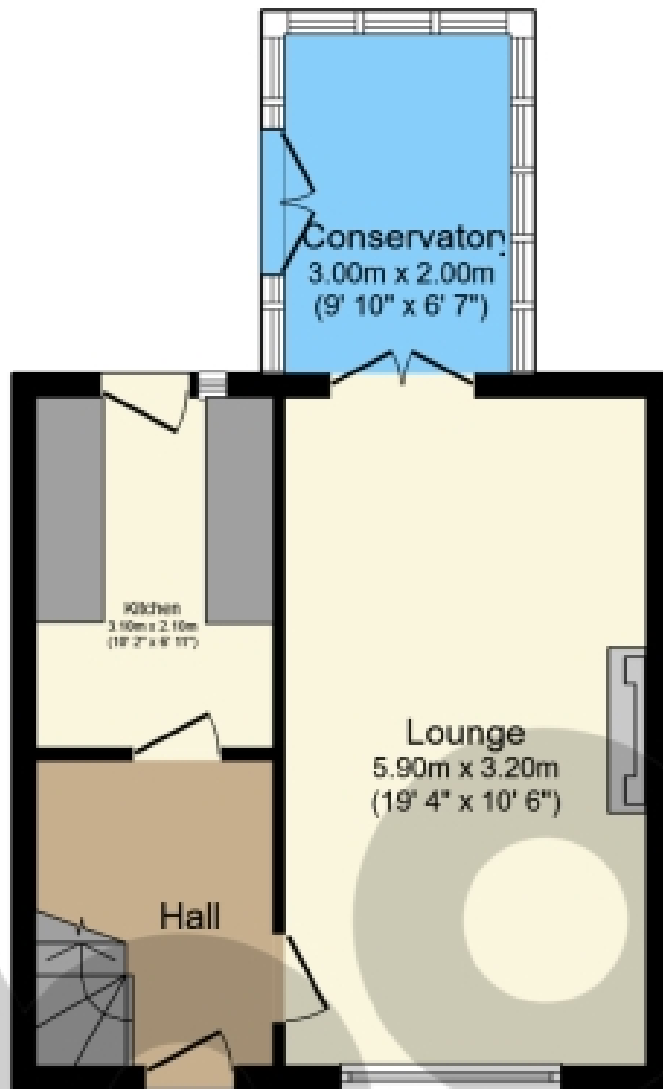




52 Montgomery Avenue, Beith

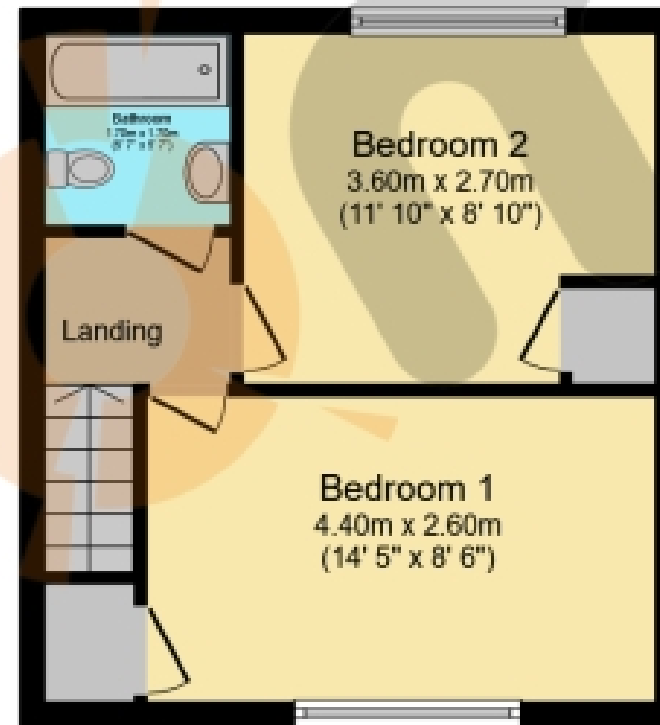
Offers Over £99,995





Ground Floor

Floor area 38.3 m² (412 sq.ft.)



First Floor

Floor area 31.9 m² (343 sq.ft.)

TOTAL: 70.1 m² (755 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

FULLY REFURBISHED FAMILY HOME * BRAND NEW FITTED KITCHEN * FRESHLY DECORATED THROUGHOUT * SUNROOM * LOW-MAINTENANCE REAR GARDEN * EXTENSIVE DRIVEWAY Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.

Welcome to No.52 Montgomery Avenue, a fully refurbished end-terraced home situated within the sought-after Beith locale. The property is ideally located within walking distance to a host of amenities, schools and public transport links making for a fantastic family home.

The front of the home is kept fabulously low maintenance with an extensive multicar monobloc driveway and decorative stone chipping section leading to the entrance. Upon entering, you're welcomed through a bright and fresh entrance hallway that sets the tone for the home within.

The spacious family lounge is decorated with fresh, neutral tones complimented by an abundance of natural light through dual aspect window formation. Off the lounge is a charming rear facing sunroom offering a flexible living space for all the family to enjoy.

The newly fitted kitchen is equipped with an array of matte wall and base mounted units paired with oak effect worktops for a stylish and efficient workspace. The kitchen further benefits from an integrated four ring gas cooker and oven as well as ample space for freestanding appliances where desired.

Into the upper level are two generously proportioned double bedrooms offering spacious and flexible living spaces. Completing the home internally is a fully tiled three-piece bathroom comprising of a bathtub with overhead shower, W.C. and wash hand basin.

To the rear of No. 52 is a low-maintenance, fully paved garden; perfect for enjoying during the summer months.

The property is ideally situated for 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 impressive family home will no doubt be very popular. 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.

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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