



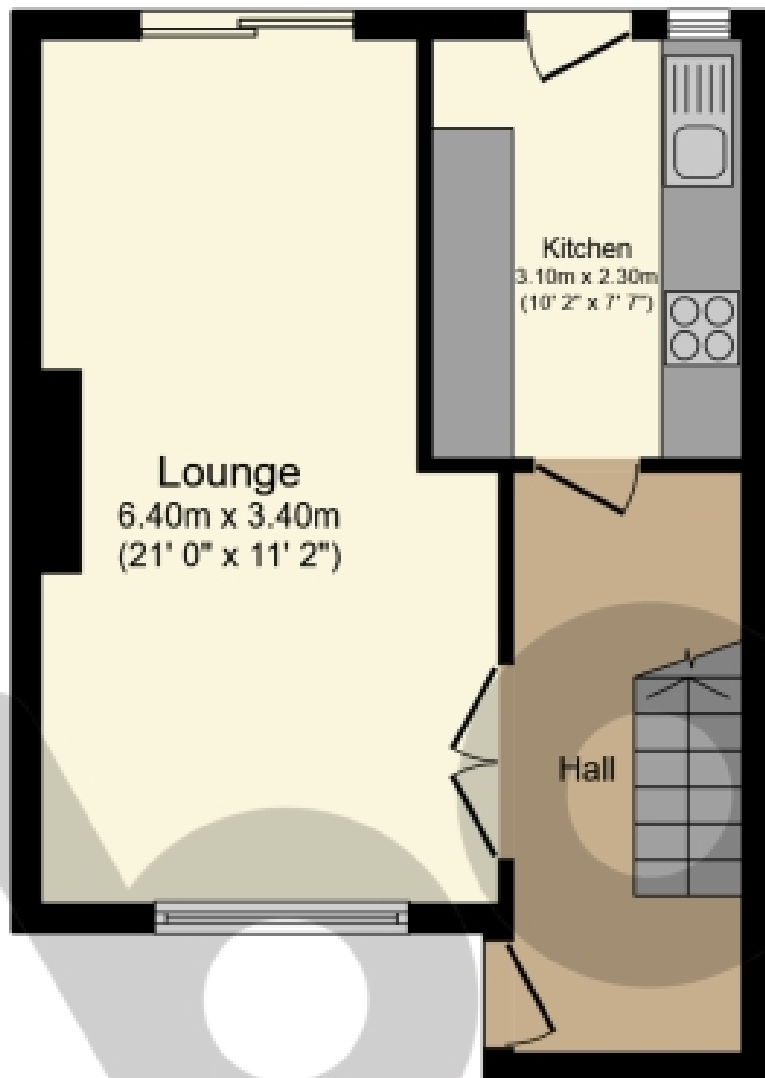
**3 Keir Hardie Court, Beith**

**Offers Over £95,000**



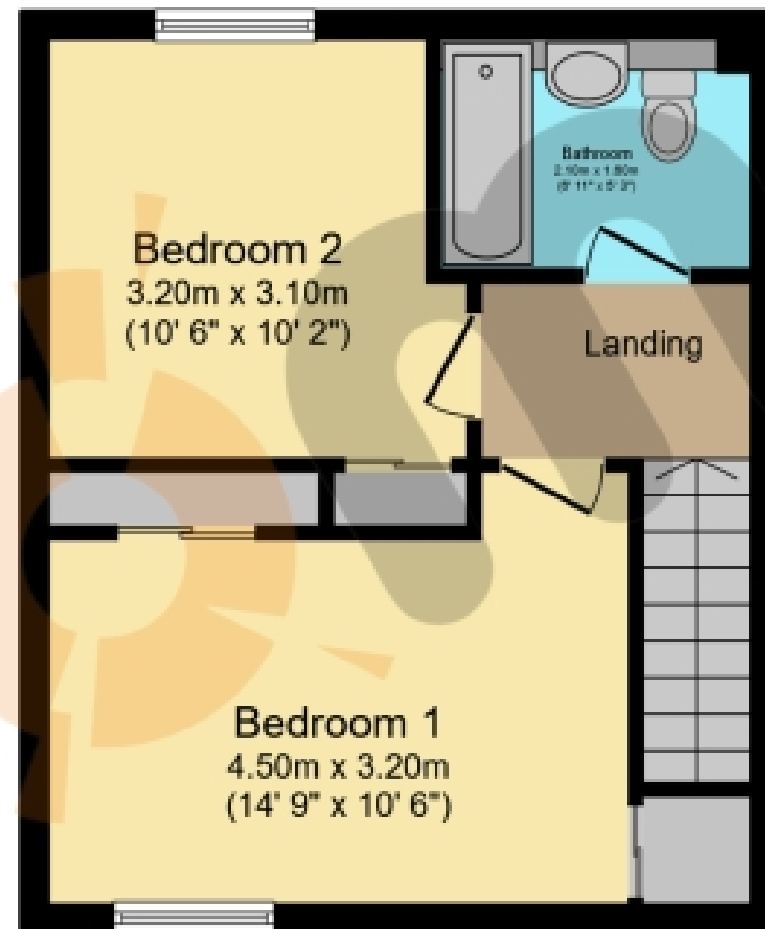






### Ground Floor

Floor area 35.2 m<sup>2</sup> (378 sq.ft.)



### First Floor

Floor area 33.3 m<sup>2</sup> (358 sq.ft.)

**TOTAL: 68.4 m<sup>2</sup> (737 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

**\*PERFECT FIRST-TIME PURCHASE \* CONTEMPORARY KITCHEN \* TWO DOUBLE BEDROOMS \* LOW-MAINTENANCE REAR GARDEN \* WALKING DISTANCE TO SCHOOLS & AMENITIES \*** Please contact your personal estate agent, The Property Boom for much more information and a copy of the home report. Located within the ever-popular Beith locale, No. 3 Keir Hardie Court presents a fabulous, terraced home making the perfect first-time purchase or family home. The property is ideally situated within walking distance from a host of amenities, schools and regular public transport links.

The front of the property is kept low maintenance with a manicured lawn section and paved walkway leading to the front entrance. Upon entering, you're welcomed through a warming reception hallway that leads to the family lounge in the first instance.

The impressive family lounge boasts generous dimensions paired with fresh, neutral décor for a relaxing space to unwind. The spaciousness allows for ample dining room for the family to enjoy an evening meal.

The contemporary fitted kitchen boasts an array of white gloss wall and base mounted units paired butcher block effect worktops for a stylish and efficient workspace. The kitchen further benefits from an integrated cooker and oven as well as ample space for freestanding appliances where desired.

Into the upper level are two generous double bedrooms both holding excellent in-built storage solutions. Completing the home internally is a fully tiled three-piece bathroom comprising of bathtub with overhead shower, W.C. and wash hand basin.

To the rear of No. 3 is a fabulously low-maintenance and fully enclosed garden, with a sociable patio area and synthetic lawn, it's the perfect space for both children and pets alike.

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.

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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