



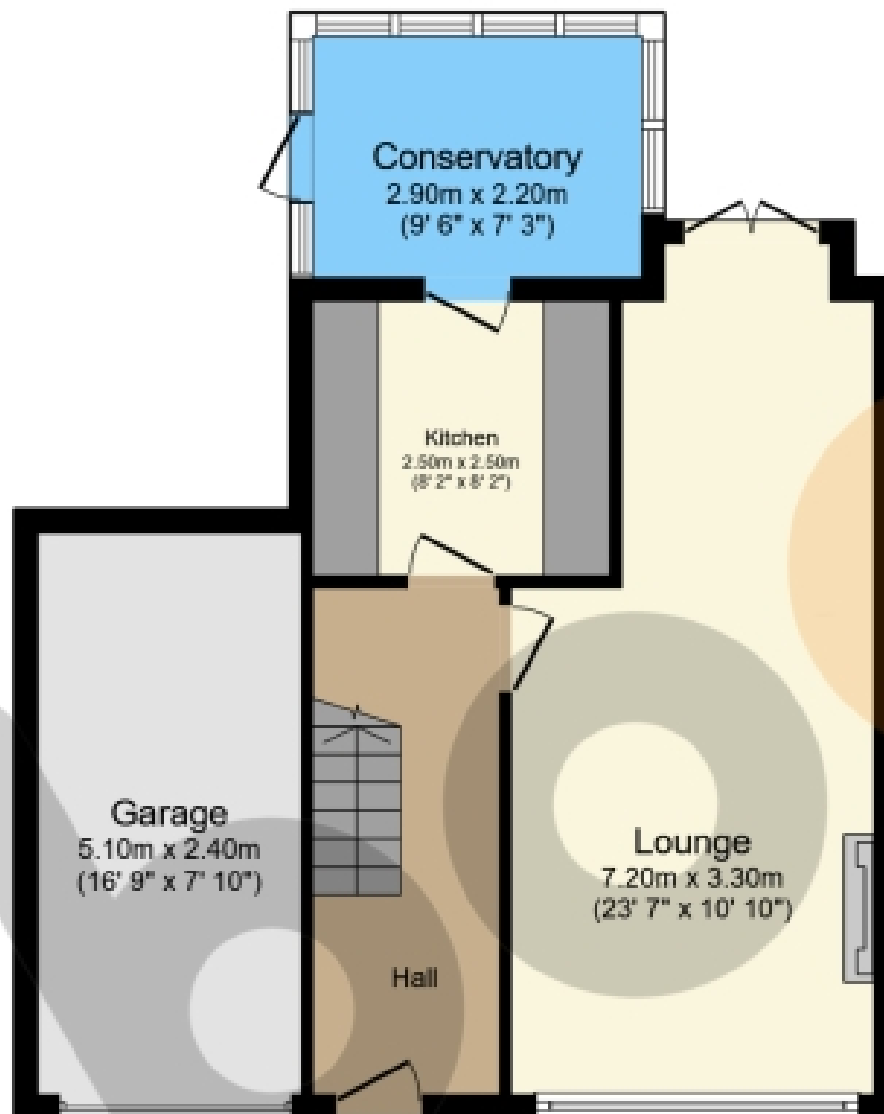
**72 Auldlea Road, Beith**

**Offers Over £175,000**



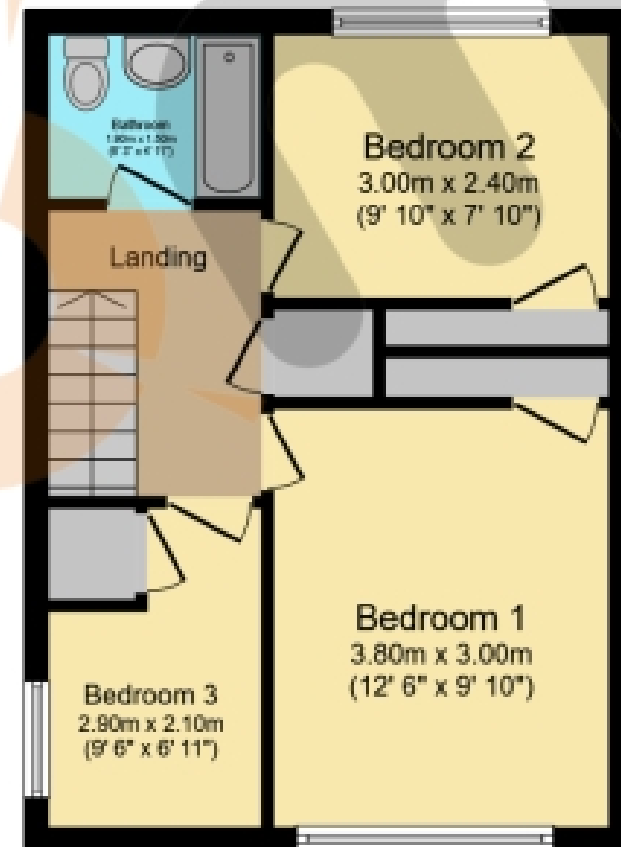






### Ground Floor

Floor area 57.5 sq.m. (619 sq.ft.)



### First Floor

Floor area 36.7 sq.m. (395 sq.ft.)

**Total floor area: 94.3 sq.m. (1,015 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

**\*\* DETACHED FAMILY HOME IN SOUGHT-AFTER LOCALE \*\* DRIVEWAY & GARAGE \*\* GENEROUS DIMENSIONS \*\* FULLY ENCLOSED REAR GARDEN \*\*** Please contact your personal Estate Agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 72 Auldlea Road, this fantastic three-bedroom detached home is located within the highly sought-after Beith locale. The property is ideally situated within walking distance of a host of local amenities, schools and countryside walks for all the family to enjoy.

To the front of the property is a private driveway and a garage, offering safe and convenient off-street parking. Entering the property itself, you are presented with a welcoming entrance hallway, seamlessly connecting you with the lounge/diner and the kitchen.

The open plan lounge and dining room is superbly spacious and has masses of natural light pouring in through the dual aspect window formation. A rustic focal point fireplace adds to the charm of this room.

The fitted kitchen holds ample wall and base mounted units paired with granite effect worktops for an efficient workspace. The kitchen also benefits from an integrated fridge freezer alongside ample space for freestanding appliances where desired. Completing the ground floor, is a charming conservatory; the perfect spot to relax and unwind.

On the first floor of the property are three generously proportioned bedrooms, all offering in-built storage solutions. Completing the home internally is a three-piece family bathroom, comprising of a bath with shower overhead, W.C. and wash hand basin.

To the rear of the property, is a large private garden, fully enclosed with sociable paved areas; it's the ideal space for dining alfresco or entertaining guests.

The property further benefits from gas central heating and double glazing throughout.

The property is perfectly situated to enjoy a host of amenities including the local shops, only a few minutes' walk away. Beith primary school and Garnock Community Campus are all within easy reach and the transport links will have you in Glasow by bus in around 30 minutes.

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.

**WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY? TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.**

**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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