



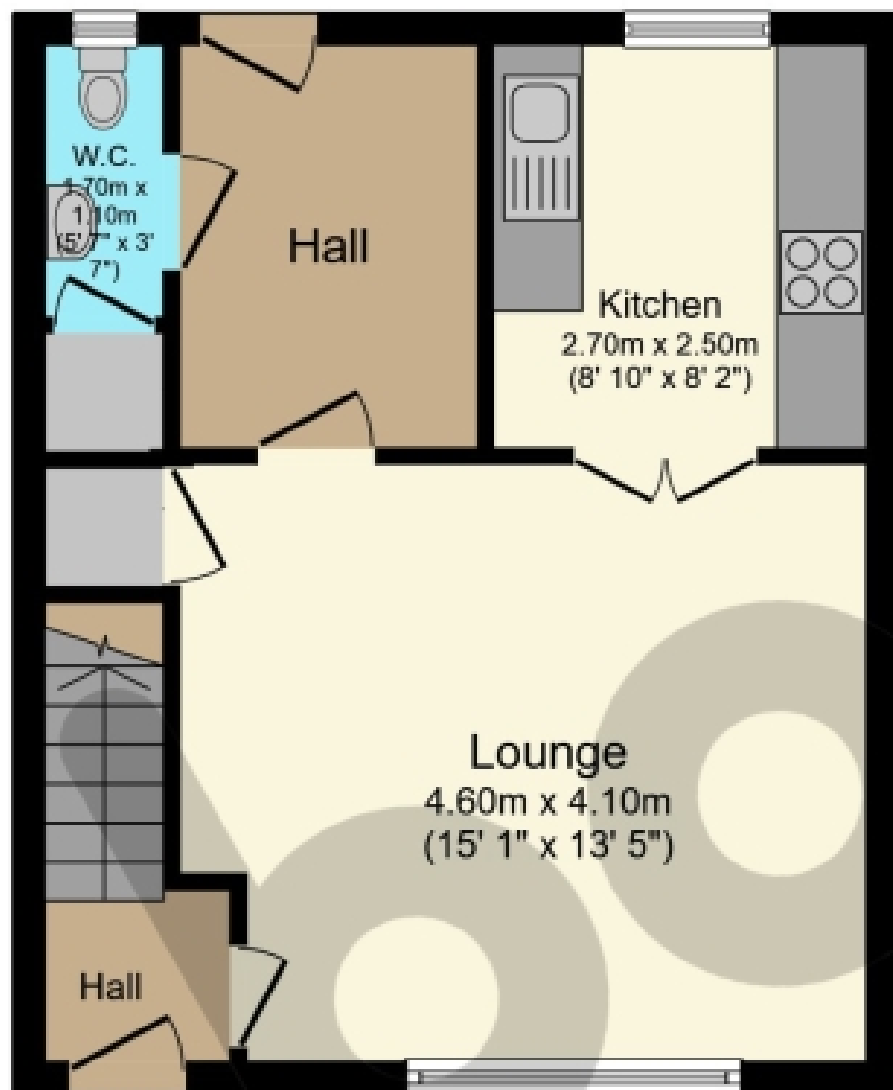
**14 Auldlea Gardens, Beith**

**Offers Over £185,000**



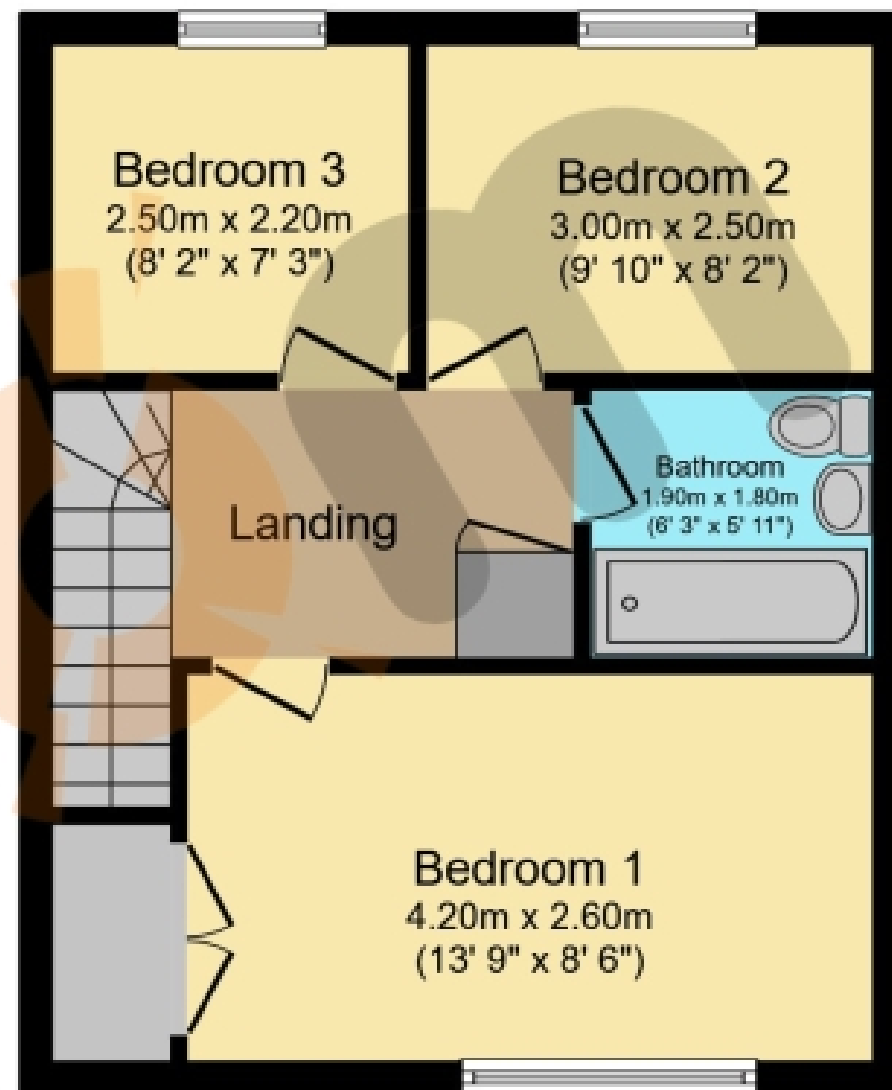






**Ground Floor**

Floor area 37.4 sq.m. (402 sq.ft.)



**First Floor**

Floor area 37.4 sq.m. (403 sq.ft.)

**Total floor area: 74.8 sq.m. (805 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

**\*FAMILY HOME IN WALK-IN CONDITION \*CONTEMPORARY FITTED KITCHEN \* LANDSCAPED REAR GARDEN \* MULTICAR DRIVEWAY \*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 14 Auldlea Gardens, Beith. This stunning three-bedroom, semi-detached home, positioned in a sought-after Beith development offers the ideal family home in true walk-in condition.

To the front of the property is a multicar monoblock driveway, offering safe and convenient off-street parking. Entering the property itself, you are presented with a welcoming entrance hallway. The lounge is spacious and has masses of natural light pouring in through the window with glass panelled doors leading to the kitchen adding to the contemporary feel of the home.

The kitchen is ultra-modern, with white wall and base mounted cabinetry paired with oak effect worktops and contrasting black splash back tiling. Completing the ground floor is a convenient W.C.

On the first floor of the property are three generously proportioned bedrooms. The master bedroom has the added benefit of in-built storage solutions, and further in-built storage can be found in the first-floor landing. Completing the home internally is the family bathroom comprising of bath with overhead shower, W.C. and wash hand basin.

To the rear is a beautifully landscaped garden, fully enclosed with decking, paved and lawn areas making it perfect for the whole family to enjoy.

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.

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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