



**52 Manuel Avenue, Beith**

**Offers Over £189,995**



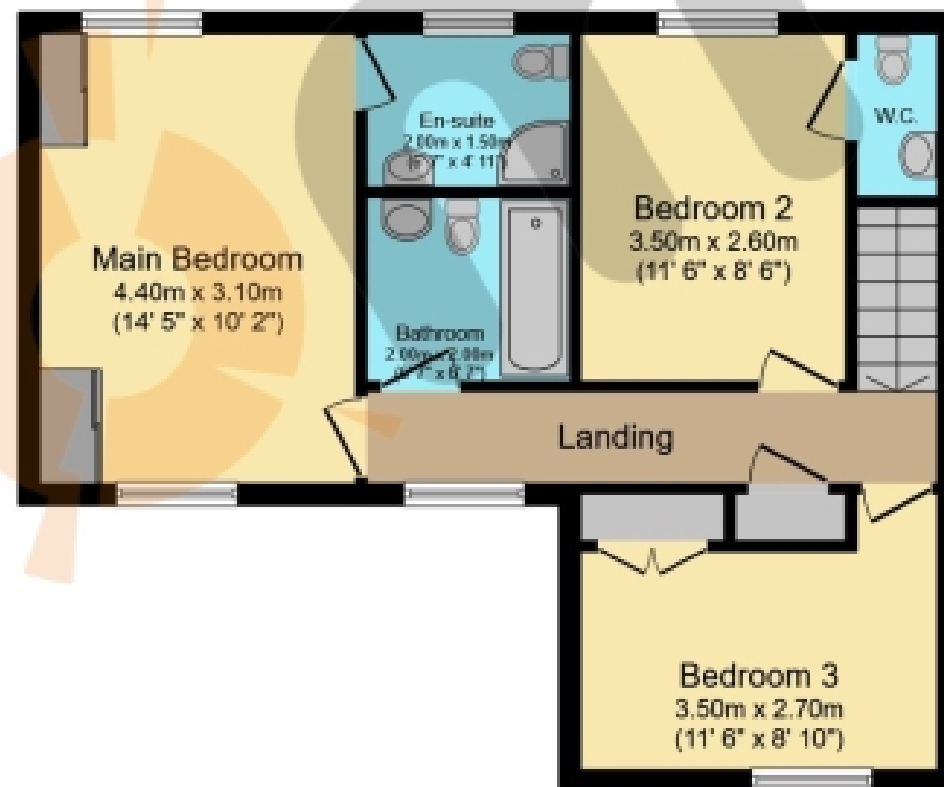






### Ground Floor

Floor area 49.9 sq.m. (538 sq.ft.)



### First Floor

Floor area 48.5 sq.m. (522 sq.ft.)

**Total floor area: 98.5 sq.m. (1,060 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

**\*FABULOUS EXTENDED FAMILY HOME \*FLEXIBLE LIVING SPACE \*2 EN-SUITES \*EXTENSIVE REAR GARDEN \* GARAGE / WORKSHOP / SUMMER HOUSE BAR \* QUIET CUL-DE-SAC LOCATION** \* Please contact The Property Boom, estate agents for much more information and a copy of the home report.

Welcome to No.52 Manuel Avenue, a substantial extended end of terrace family home. Set within one of Beith's popular address' and close to all schools and transport links, this property will be sure to be popular.

Upon entering, you're welcomed into the hallway, now thoughtfully enclosed around the staircase to maximise usable space within the home. The layout is cleverly arranged with a fabulous dining area, which seamlessly flows into a bright and airy lounge. This lounge benefits from dual-aspect windows, flooding the space with natural light and providing a perfect setting for relaxation or entertaining. Also located on the ground level is a practical study, ideal for working from home and a convenient W.C., adding to the home's functionality.

The shaker style kitchen is both stylish and practical, featuring coordinated wall and floor units, contrasting worktops, and a range of integrated appliances that cater to all your culinary needs.

Upstairs, the home continues to impress with three generously proportioned bedrooms and a contemporary family bathroom, making it an excellent option for growing families or those needing extra space. The Master Bedroom boasts built-in storage and an ultra-modern ensuite shower room. Bedroom Two also benefits from an en-suite toilet while Bedroom Three has built in wardrobes.

Outside, the generous rear garden offers a fantastic opportunity for outdoor living or simply enjoying the peace of this enviable end-of-cul-de-sac setting. The garden features a fabulous summer house bar which is ideal for entertaining. To the side of the garden is a single garage with workshop and ample parking on the multicar mono block driveway.

Ideally situated for Beith Primary and within safe walking distance 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.

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.

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**THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.**

Early viewing is highly recommended to appreciate the layout, space, and potential this superb home has to offer.

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