



**21 Wilson Street, Beith**

**Offers Over £195,000**

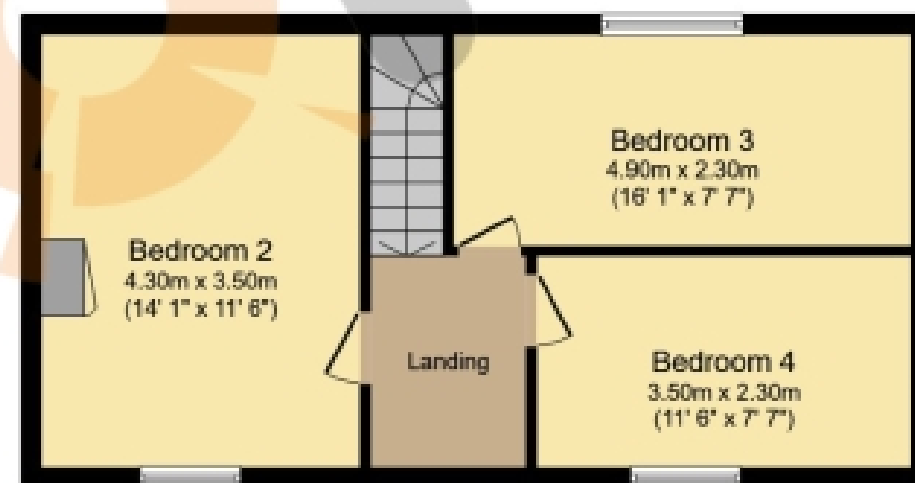






### Ground Floor

Floor area 93.2 sq.m. (1,004 sq.ft.)



### First Floor

Floor area 44.4 sq.m. (478 sq.ft.)

**Total floor area: 137.6 sq.m. (1,481 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

\* FULLY RENOVATED FAMILY HOME \* WALK-IN CONDITION & NO ONWARD CHAIN \* BRAND-NEW DOUBLE-GLAZED WINDOWS \* CONTEMPORARY KITCHEN \* FRESHLY DECORATED THROUGHOUT \* LANDSCAPED REAR GARDEN \* Please contact your personal Estate Agents, The Property Boom, for much more information and a copy of the Home Report.

Dating back to the 1800s, this charming home beautifully blends historic character with modern living. Welcome to No. 21 Wilson Street - a beautifully renovated family home presented in true walk-in condition. Ideally situated in the highly sought-after Beith locale and with no onward chain, this fantastic property is not to be missed.

Upon entry, you're welcomed into a bright and inviting reception hallway, featuring neutral décor, solid oak doors and elegant oak flooring that flows seamlessly throughout the ground floor. The spacious family lounge is tastefully decorated with soft neutral tones, carpeting, and a striking fireplace as its focal point. Adjacent to the lounge is a delightful dining area, offering flexible living space for the whole family to enjoy. Sliding patio doors open onto a rear decking area - perfect for entertaining during the summer months.

A brand-new contemporary kitchen is fitted with an array of sage wall and base mounted units paired with marble effect worktops and a host of quality integrated appliances, including an induction hob, oven, fridge freezer, washing machine and dishwasher.

Situated on the ground level is Bedroom One, a spacious double bedroom boasting its own modern en-suite shower room, adding a touch of luxury to everyday living. Completing the ground level is a recently installed three-piece family bathroom, comprising of bathtub with overhead shower, W.C. and wash hand basin with chic fixtures and fittings.

Into the upper level are three further bedrooms, all neutrally decorated, flooded with natural light and offering fabulous flexible living spaces for all the family to enjoy.

The rear porch, with stylish monochrome tiling, offers a practical space - ideal for storing muddy wellies and raincoats, while also providing access to the rear garden.

The rear garden is fully enclosed and fabulously low-maintenance, with a raised sociable decking area, manicured lawn sections and large gravel driveway offering safe off-street parking for multiple cars.

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.

[www.thepropertyboom.com](http://www.thepropertyboom.com)  
Head Office : 31 Braehead, Beith, KA15 1EG  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)