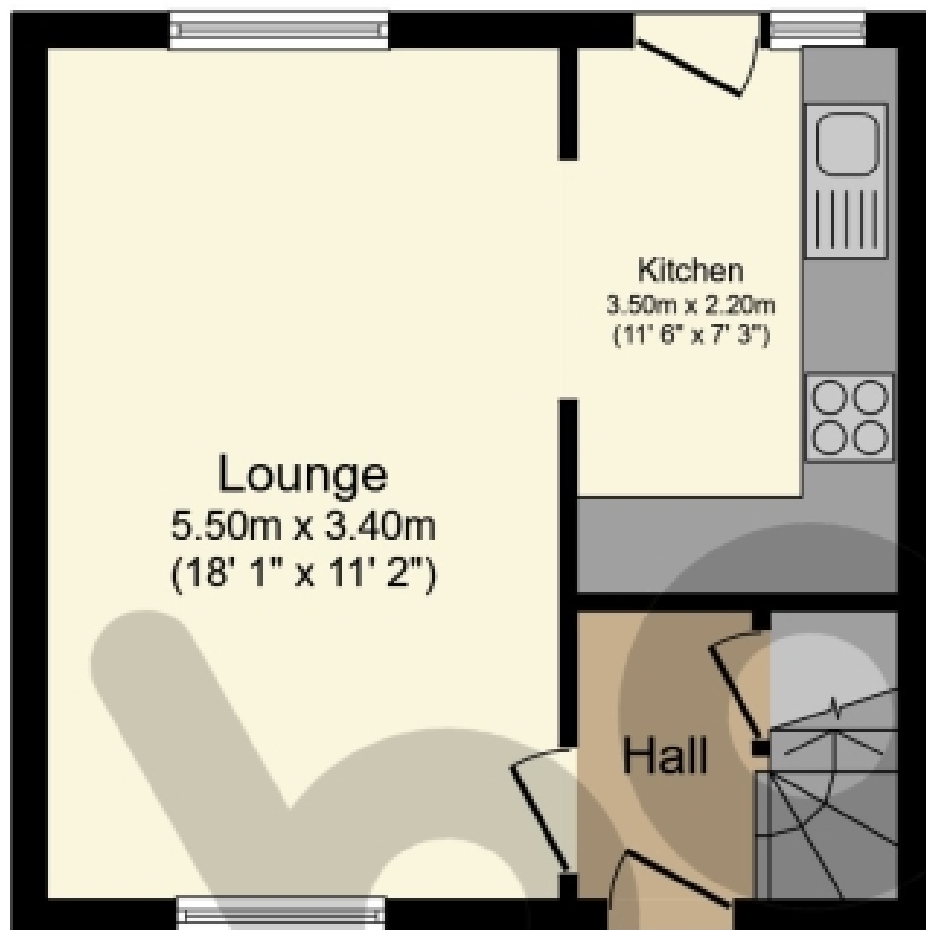




Elder Avenue, Beith

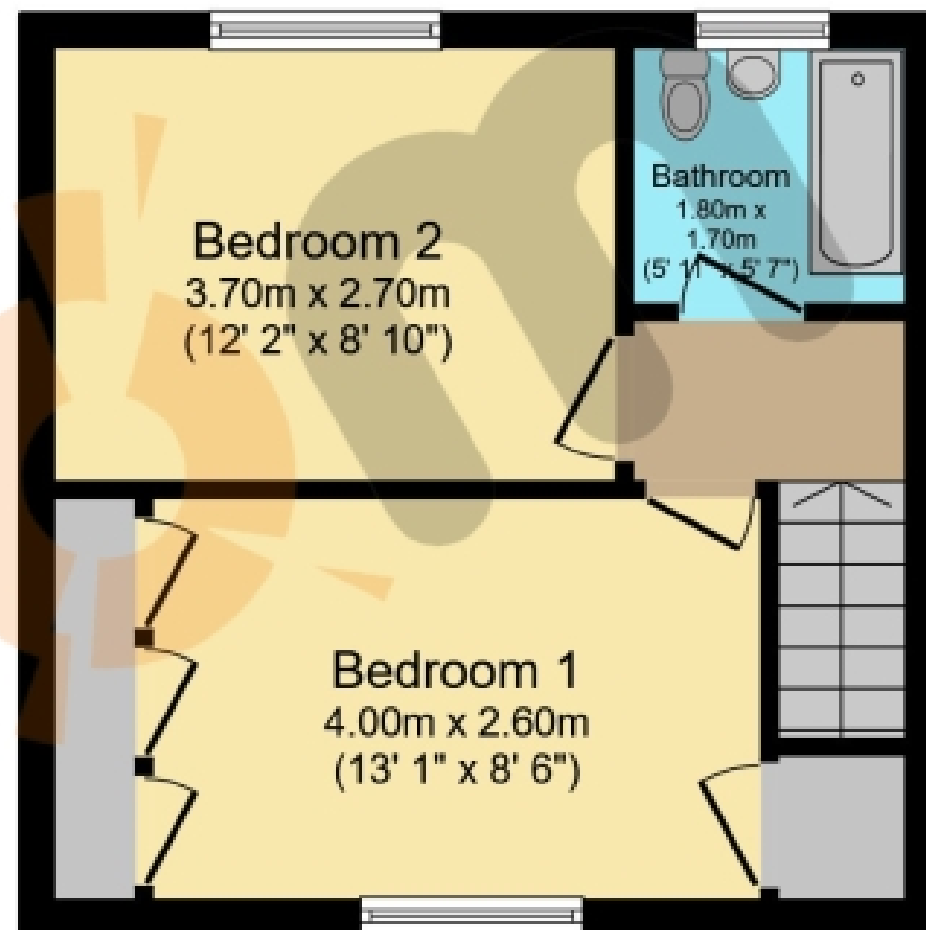
Offers Over £85,000





Ground Floor

Floor area 28.1 sq.m. (302 sq.ft.)



First Floor

Floor area 28.1 sq.m. (302 sq.ft.)

Total floor area: 56.2 sq.m. (605 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

THE PROPERTY

**** BEAUTIFULLY PRESENTED * FABULOUS FIRST-TIME PURCHASE * LOW-MAINTENANCE GARDENS * TWO DOUBLE BEDROOMS * WELL-APPOINTED KITCHEN * CLOSE TO A HOST OF LOCAL AMENITIES *** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No. 22 Elder Avenue, a beautifully presented mid-terraced home perfectly positioned in one of Beith's most popular residential areas. Ideal for first-time buyers, young professionals, or those looking to downsize, this inviting property blends style, comfort, and practicality.

Step inside to a warm and welcoming reception hallway that leads into a spacious family lounge. Bathed in natural light from dual-aspect double-glazed windows, this bright and airy room is tastefully decorated in soft, neutral tones, creating an ideal space for relaxation or entertaining guests.

The well-appointed kitchen offers a practical layout with an excellent range of wall and base units, sleek countertops, and stylish partial tiling. Integrated appliances include a 4-ring gas hob and electric oven/grill, with ample space for additional free-standing appliances.

Upstairs, two generous bedrooms await, both featuring built-in storage and a calming neutral palette. Completing the home is a three-piece family bathroom, complete with a shower-over-bath, glass screen, W.C., and wash-hand basin.

Outside, enjoy the privacy of a fully enclosed, low-maintenance rear garden, perfect for families, pet owners, or simply enjoying a sunny afternoon with minimal upkeep. Additional features include efficient gas central heating throughout, ensuring year-round comfort.

This is a fantastic opportunity to secure a move-in-ready home in a desirable location, early viewing is highly recommended.

Ideally situated for Beith Primary and within 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.

We would highly recommend an early viewing. 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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