



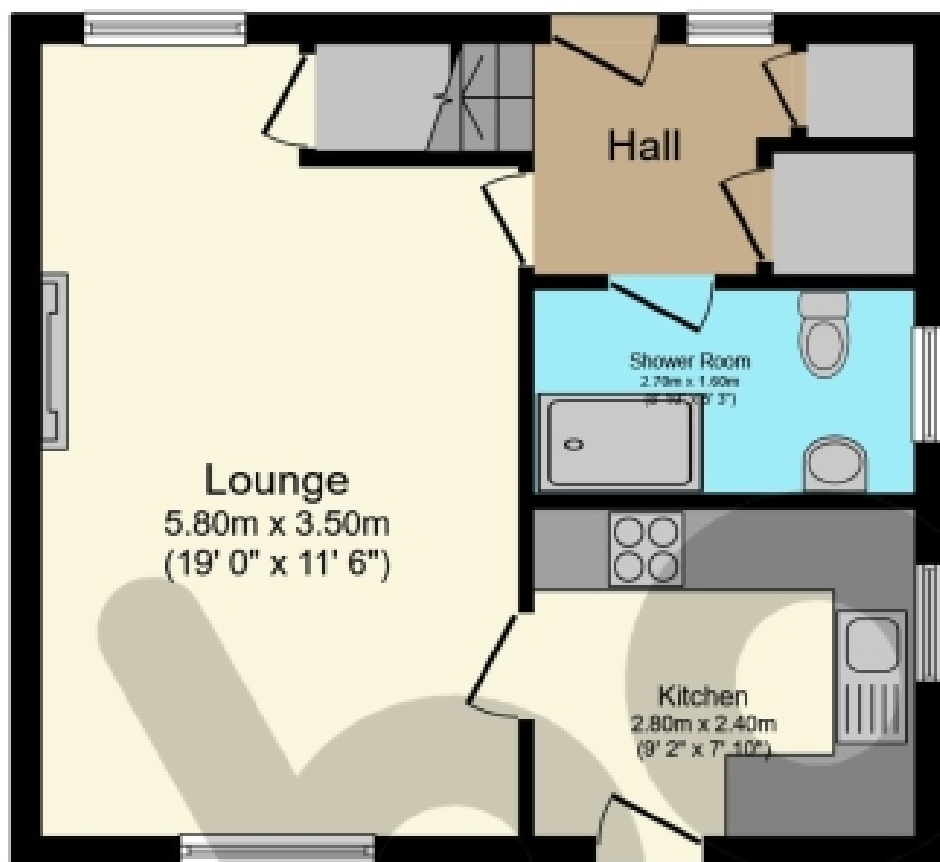
**53 Laburnum Avenue, Beith**

**Offers Over £99,995**



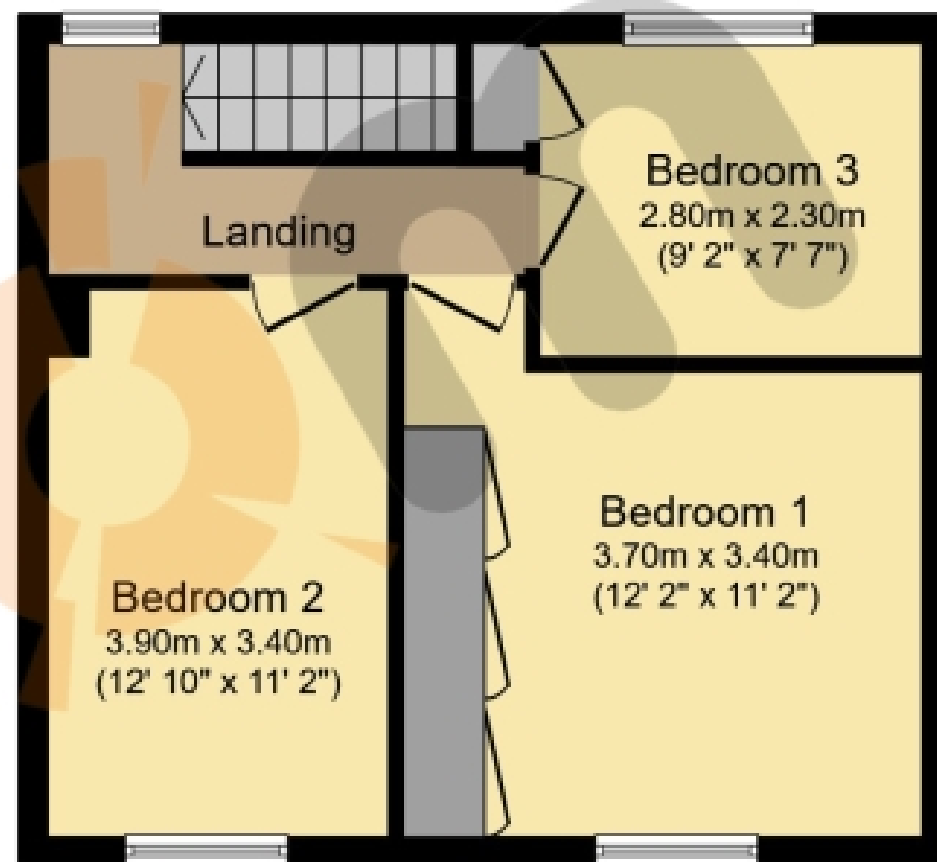






### Ground Floor

Floor area 37.1 sq.m. (400 sq.ft.)



### First Floor

Floor area 37.1 sq.m. (400 sq.ft.)

**Total floor area: 74.2 sq.m. (799 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

Welcome to No.53 Laburnum Avenue. This property is a great first-time purchase and a great family home with its large fully enclosed rear garden and 3 spacious bedrooms. The property is ideally situated in the town of Beith, making it close to a host of great local amenities.

Upon entering, you will find a bright entrance hallway leading to the family lounge. The lounge has very generous dimensions and features grey and white accents with grey oak effect flooring and white focal point fireplace. The dual aspect windows within the lounge provide masses of natural light to the space.

Moving through the property will bring you to the recently replaced on trend kitchen. The room benefits from similar grey and white accents with matte base and wall mounted cabinetry with coordinating granite effect countertops. The room benefits from integrated appliances and a door leading to the rear garden patio area.

Next door to the kitchen is the new shower room with contemporary black and grey accents throughout the room. This is a W.C., wash hand basin and opulent walk-in shower cubicle.

Moving up the carpeted stairway will bring you to the first floor, where you will find the three generously proportioned bedrooms. All three bedrooms feature new carpets and a large picture window for natural lighting. Bedrooms one and three further gain from built-in storage solutions in the form of wardrobes.

To the rear of the property is a private back garden. The garden is very low maintenance and features both stone and patio areas. It is a great space for the family as it is highly spacious and fully enclosed, ensuring privacy and safety. The garden is also easily accessible from the kitchen door leading to the patio area.

The property also has gas central heating and double glazing throughout.

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.

The property is of Weir Timber construction.

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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