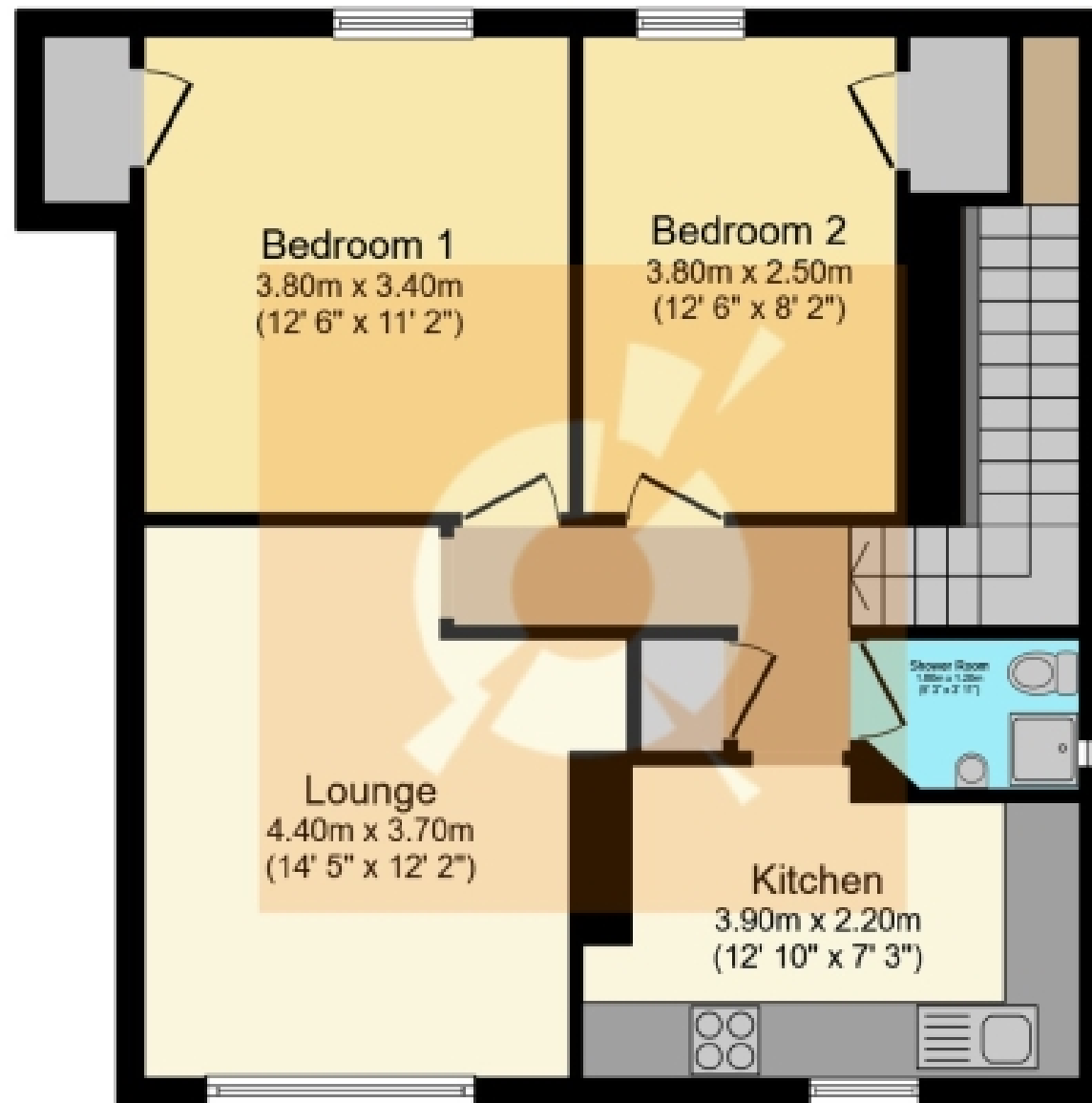




9 Mains Avenue, Beith

Offers Over £49,995





Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

**** FABULOUSLY AFFORDABLE ** FANTASTIC FIRST-TIME PURCHASE OR BUY-TO-LET INVESTMENT OPPORTUNITY ** EXTENSIVE & PRIVATE REAR GARDEN ** CLOSE TO 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. 9 Mains Avenue and this fabulously affordable two-bedroom upper cottage flat, ideally situated just a short walk to excellent transport links and local amenities, with Glengarnock Train Station just a five-minute drive away. Externally, the property benefits from an extensive and private rear garden.

Upon entering via the newly installed composite door and following upstairs, you'll gain access to the welcoming reception hallway giving access in the first instance to the family lounge with generous proportions and soft neutral décor.

Adjacent to the lounge is the well-appointed kitchen, featuring sleek white base and wall-mounted units complemented by butcher block-style countertops, combining functionality with modern style.

The property further benefits from two well-sized bedrooms, each with built-in storage, as well as a stylish shower room complete with white tiling, a W.C., wash hand basin with vanity storage, and a large walk-in shower cubicle.

To the rear, the expansive garden offers both a large patio area and lawn space.

This property further gains from double glazing and gas central heating.

THERE ARE SOME AI PHOTOS USED IN THE MARKETING OF THIS PROPERTY

This apartment is ideally situated for Beith Primary and within safe walking distance of the secondary school, Garnock Community Campus, with a 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 a 20-minute 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. 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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