



25 Lancaster Avenue, Beith

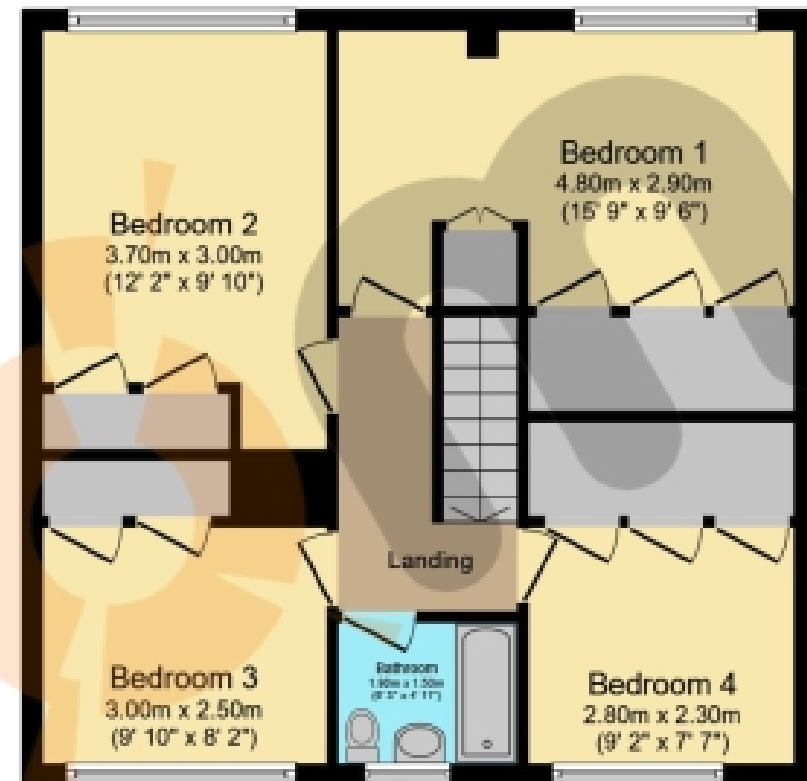
Offers Over £255,000





Ground Floor

Floor area 70.8 sq.m. (762 sq.ft.)



First Floor

Floor area 60.8 sq.m. (655 sq.ft.)

Total floor area: 131.6 sq.m. (1,417 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

Welcome to No.25 Lancaster Avenue. This stunning five-bedroom home benefits from generous dimensions and is ideally situated in a private estate with no through traffic. The property benefits from being close to local amenities with Beith Primary School being just a short walk away. There are transport links closeby, including Glengarnock train station and bus services to the city centre.

Upon entering the property, you'll find the spacious open-plan family lounge which benefits from generous dimensions, allowing for different furniture configurations. A stylish focal point fireplace draws the eye and adds to the stylish nature of this lovely home. Connected through an archway is the family dining room. A great space for at-home dining or entertaining guests, with the room ideally placed between the lounge, conservatory, letting in plenty of natural light.

The ultra-modern kitchen benefits from a plethora of integrated appliances such as a double oven, electric hob, extractor fan, fridge freezer, dishwasher, washing machine and microwave. The high-gloss charcoal grey base and wall-mounted cabinetry provide the kitchen with plenty of integrated storage, and the high-gloss red splashback adds further style and function to the kitchen.

The bright and airy conservatory is the next room on the ground floor, and it makes a great space to relax with family and friends whilst looking out over the rear garden. Bedroom five and the W.C. are the remaining rooms on the ground floor. Bedroom five offers versatile living as it is currently used as a sitting room, but could be used as an office, gym or study. The W.C. is conveniently located.

Climbing the stairs will bring you to the four bedrooms and the three-piece bathroom. All four bedrooms are generously proportioned and feature built-in storage. The sleek bathroom is fully tiled with a bath with overhead shower, W.C. and a wash hand basin which is contained within a stylish vanity unit.

To the rear of the property is the impressive rear garden. It features both a decked space looking over the lawn as well as plenty of garden storage in the form of a shed. Tall timber fencing surrounds the space, giving the garden plenty of privacy.

This family home is ideally situated for Beith Primary and is 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.

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www.thepropertyboom.com
Head Office : 31 Braehead, Beith, KA15 1EG
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com