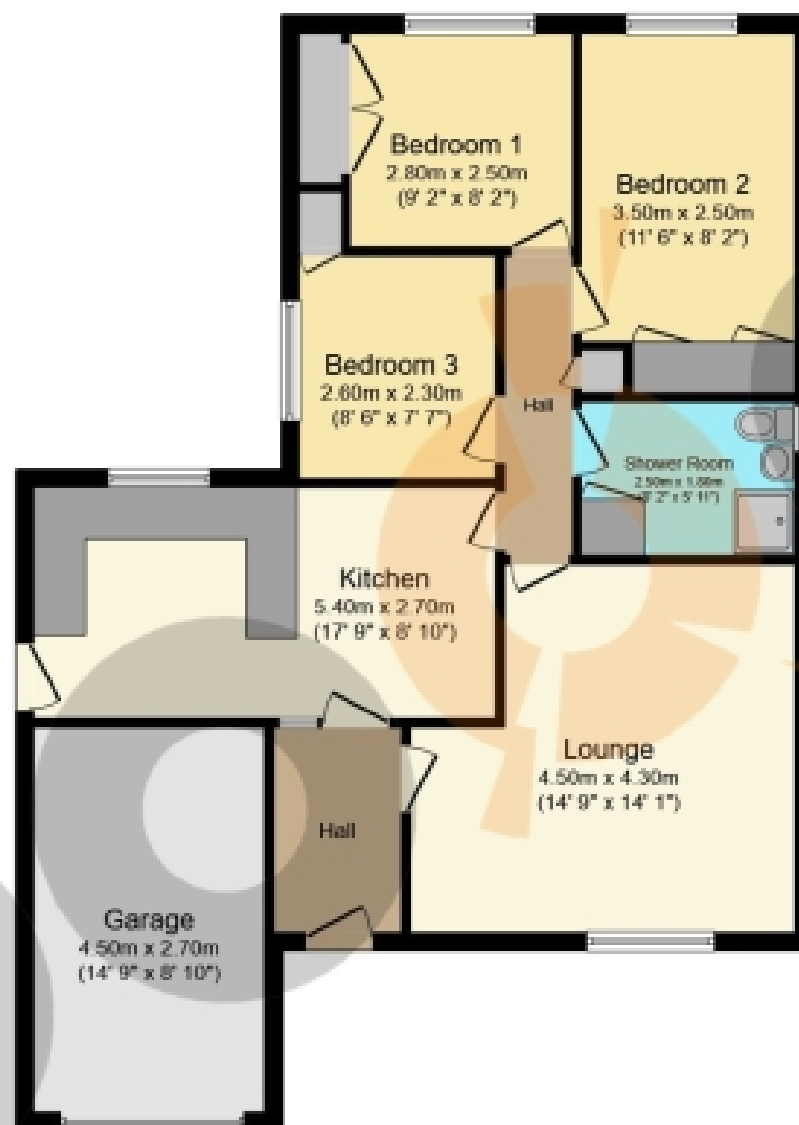




30 Lancaster Avenue, Beith

Offers Over £200,000





Floor Plan

Floor area 82.7 sq.m. (890 sq.ft.)

Total floor area: 82.7 sq.m. (890 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

Within a quiet cul-de-sac positioning, No.30 Lancaster Avenue makes for a perfect family home or downsizing opportunity, ideally situated in the sought after Beith locale. This seldom-available detached bungalow is walking distance to a host of amenities, schools and public transport links.

The front of the property is meticulously maintained with manicured lawn section & monobloc driveway leading to the front entrance hallway, accessing the kitchen and lounge. The family lounge boasts soft neutral décor & generous dimensions, with a focal point fireplace providing the room with a cosy feel.

The open-plan dining kitchen holds plentiful cream base and wall-mounted cabinetry paired with granite effect worktops for an efficient workspace. The extensive space offers ample dining room for all the family to enjoy.

Within No.30 are three generously proportioned bedrooms all featuring excellent built-in storage solutions. Completing the home internally is the wet room, comprising of a W.C., wash hand basin and walk-in shower, making it highly accessible.

To the rear is a beautifully maintained and fully enclosed garden, with manicured lawn and patio space; perfect for children & pets alike.

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

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.

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