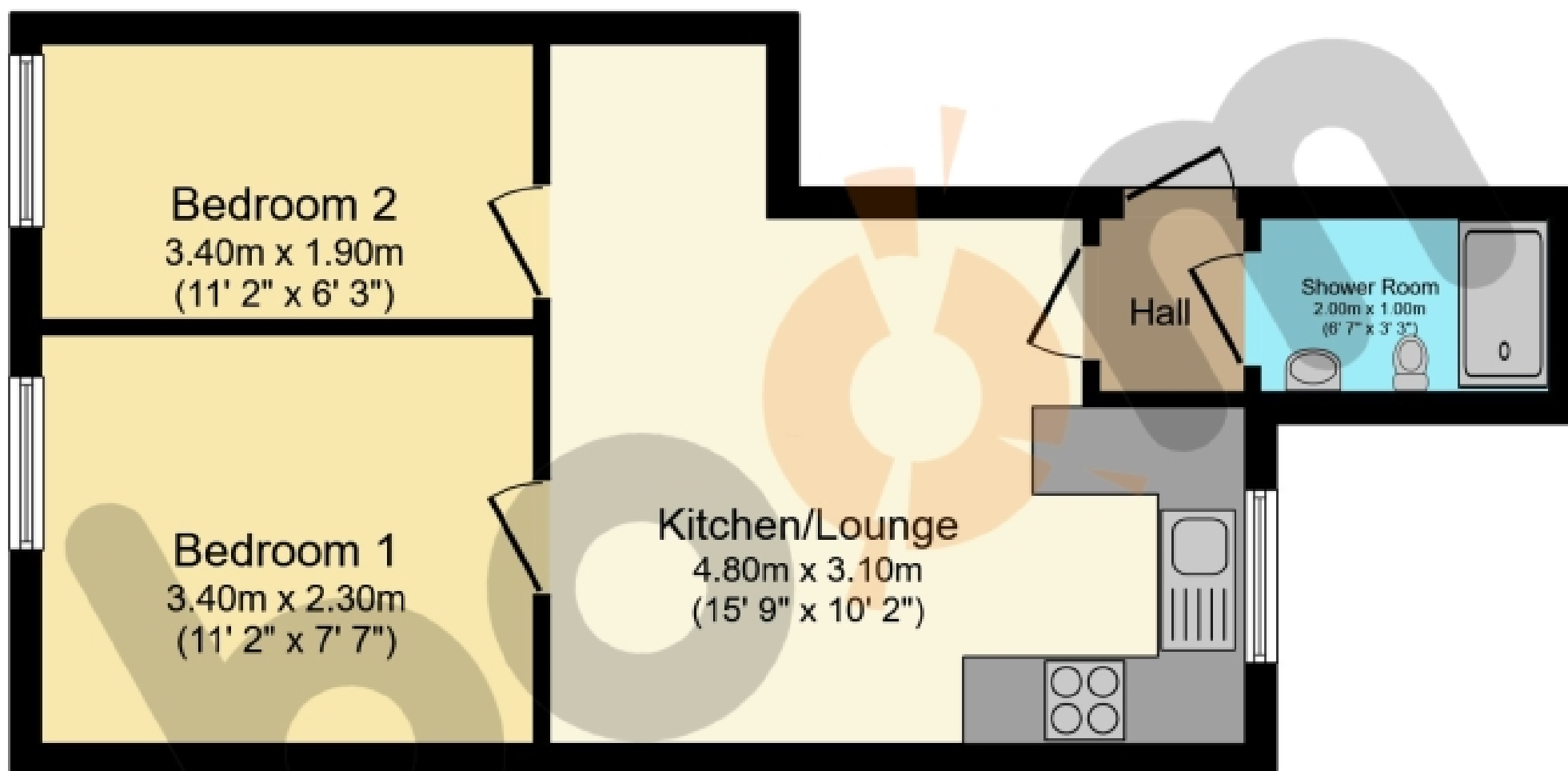




13 Mains Road, Beith

Offers Over £49,995





Floor Plan

Floor area 38.6 sq.m. (415 sq.ft.)

Total floor area: 38.6 sq.m. (415 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 Flat 1/2, 13 Mains Road, a fantastic first-time purchase featuring two generously proportioned bedrooms and an extensive communal rear garden. This property is ideally situated in the ever-popular Beith locale, offering easy access to local amenities and transportation links as well as boasting no onward chain.

Walking into the property, you're welcomed to the open-plan living space in the first instance. Generously proportioned space and neutrally decorated, the lounge flows seamlessly into the kitchen. It features ample white base and wall-mounted cabinetry paired with light granite effect worktops.

Within the property are two generously proportioned bedrooms, both neutrally decorated. Completing the home internally is a shower room, comprising of a walk-in shower cubicle, wash hand basin and W.C.

To the back of the property is an extensive and well-maintained communal garden. The space is predominantly laid to lawn and fully enclosed.

The property further gains from double glazing

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.

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.

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