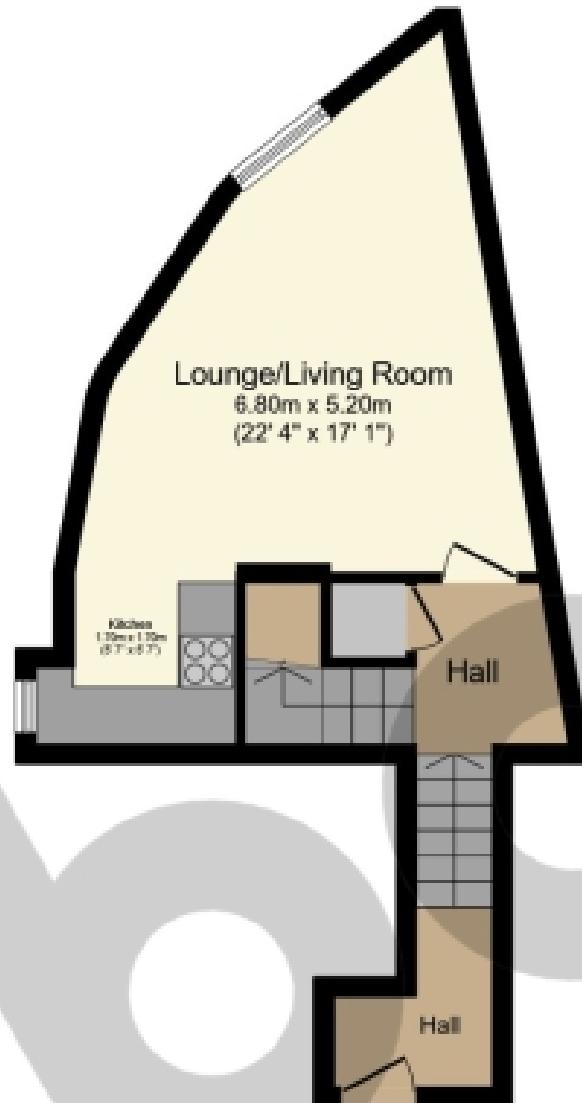




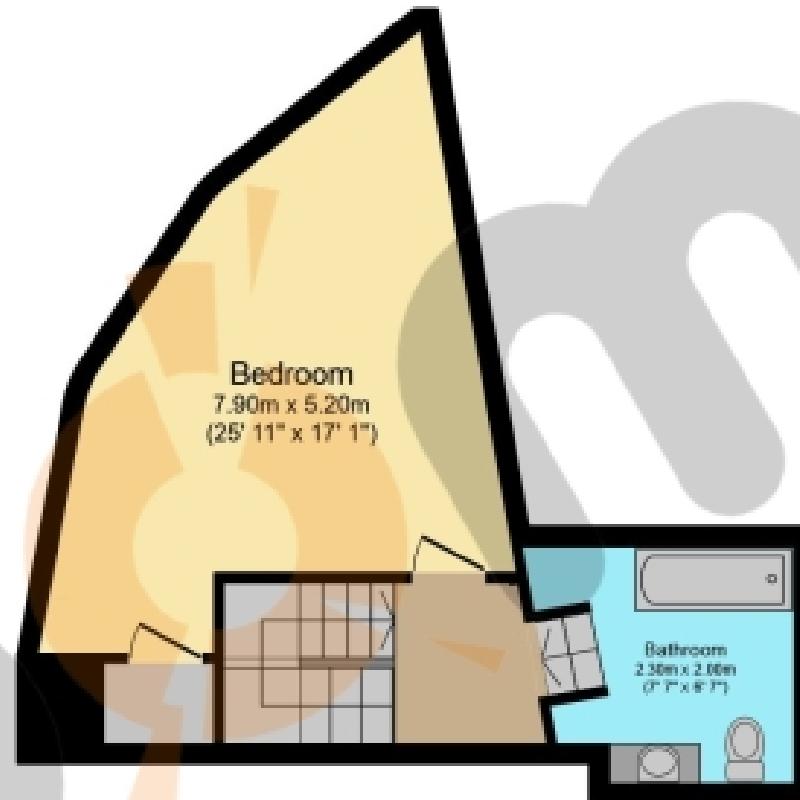
32 The Cross, Beith, KA15 1BS

Offers Over £65,000





Ground Floor
Floor area 30.8 sq.m. (331 sq.ft.)



First Floor
Floor area 33.6 sq.m. (362 sq.ft.)

Total floor area: 64.3 sq.m. (693 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

** NO ONWARD CHAIN ** FANTASTIC FIRST-TIME PURCHASE ** RECENTLY FITTED CARPETS ** LOW MAINTENANCE COMMUNAL GARDEN ** STONES THROW FROM LOCAL AMENITIES ** CHARMING PERIOD FEATURES THROUGHOUT **. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 32 The Cross and this highly appealing one-bedroom first-floor maisonette, offering an excellent opportunity to acquire a home within a charming Grade B listed building. The property is presented to the market with no onward chain, making it a great choice for a wide range of purchasers to include first-time buyers and professionals alike.

Upon entering the property via the welcoming reception hallway with recently fitted carpets, you'll gain access to the bright and generously proportioned lounge which is awash with natural sunlight thanks the dual-aspect window formations.

Off the kitchen you'll find the well-appointed kitchen, which is thoughtfully designed and comes fully equipped with all white goods included in the sale (both integrated as well as freestanding). No guarantees can be provided.

The spacious double bedroom is also generous in size, with an in-built cupboard offering great storage options. The bathroom completes the home internally, comprising of a shower-over-bath with glass-screen, w.c., and wash-hand basin.

Externally, the property enjoys access to a low-maintenance communal rear garden, ensuring ease of living with minimal upkeep.

Gas-central heating provides all rooms with a delightful warmth. Charming period features are present throughout, to include the timeless sash and case windows. Our client has advised that all Venetian blinds and Roman blinds will be included in the sale.

Early viewing is highly recommended to fully appreciate the space, charm, and affordability on offer.

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.