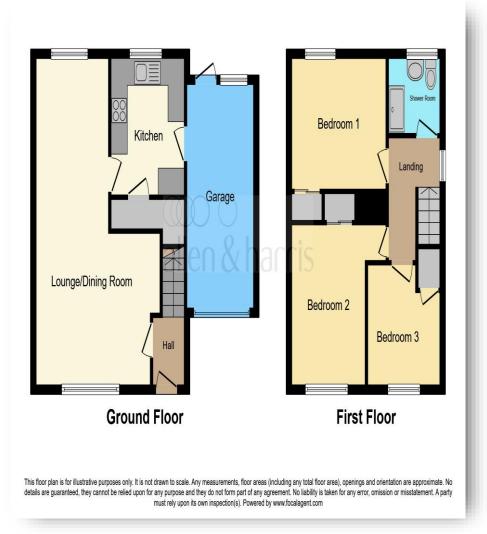


Aitken Drive, BEITH KA15 2ER









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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available Property Ref: for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production IRV108827 - 0002 charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

welcome to Aitken Drive, BEITH

- Detached villa
- Lounge open plan to dining area .
- Three bedrooms

Tenure: Freehold

EPC Rating: D

offers over £185,000



Lounge

23' 9" Max x 13' 5" Max (7.24m Max x

4.09m Max)

Kitchen 10' x 8' 5" (3.05m x 2.57m)

Bedroom One

11' 1" x 9' 6" (3.38m x 2.90m)

Bedroom Two 8' 8" x 11' 7" (2.64m x 3.53m)

Bedroom Thee

8' 8" Max x 8' 6" Max (2.64m Max x



5' 5" x 6' 2" (1.65m x 1.88m)



01294 271151

GCH & DG

• Easily maintained gardens



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