



3 Rowan Place, Beith, KA15 1EP

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Description

This delightfully well presented end of terrace bungalow is in a quiet residential area of Beith in the heart of the Ayrshire countryside. Ideally suited for a first time buyer, down sizing or as a buy to let,

The property is all on one level and has fresh and neutral decor throughout and benefits from having low maintenance gardens to the front and rear of the property, the back garden being enclosed and private making it an ideal place to relax.

The accommodation comprises an entrance hallway which has a storage cupboard. The lounge is spacious with lovely views with a door leading into the kitchen. The fitted kitchen has a selection of floor and wall mounted storage units, with ample work surface, storage cupboard, integrated oven, hob and hood, with a door leading to the rear garden. The bedroom is rear facing with fitted wardrobes. Finally, is the white three piece shower room which consists of a shower, w.c and wash hand basin.

The property also benefits from being fully double glazed and having modern gas central heating.

Viewing is highly advised to fully appreciate this home.

North Ayrshire Council Tax Band A.

EPC Rating Band D.

Beith has a choice of primary schools and there are excellent commuting links to Glasgow and other towns in Ayrshire as well as bus routes servicing the local town centres in the Garnock valley.

It is also a short journey to access the A737 which then allows for travel to all areas of North Ayrshire as well as allowing for travel to the M8 motorway, with travel thereafter to Glasgow International Airport and Glasgow City Centre (within 20 miles) as well as all other destinations. There is a train station at Glengarnock, less than 2 miles from Beith.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

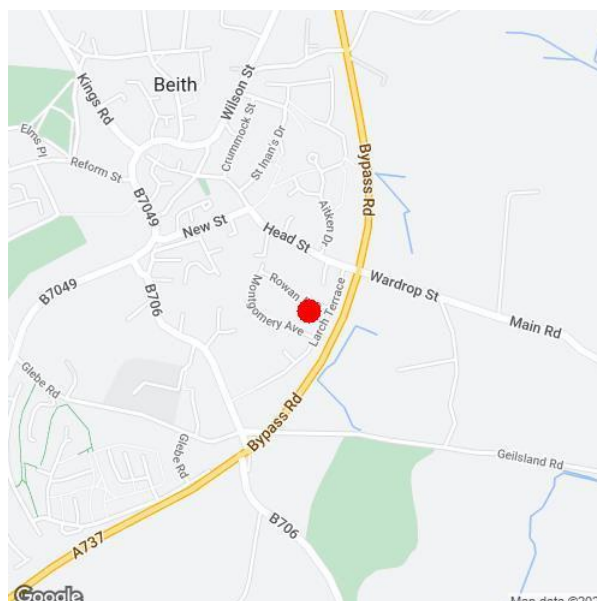
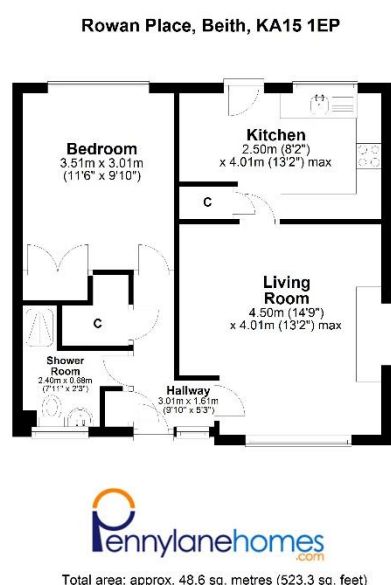
Reception Hallway
9'10" (3m) x 5'3" (1.6m)

Lounge
14'9" (4.5m) x 13'2" (4.01m)

Dining Kitchen
8'2" (2.49m) x 13'2" (4.01m)

Bedroom
11'6" (3.51m) x 9'10" (3m)

Shower Room
7'11" (2.41m) x 2'3" (0.69m)



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.