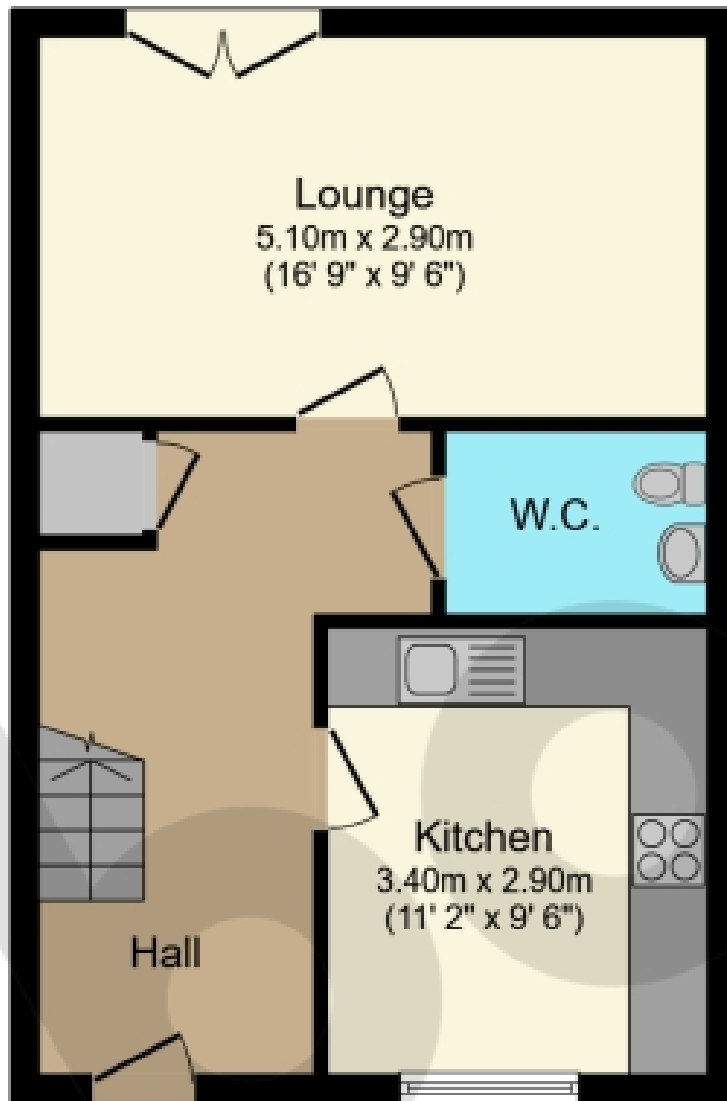




**Auldlea Gardens, Beith**

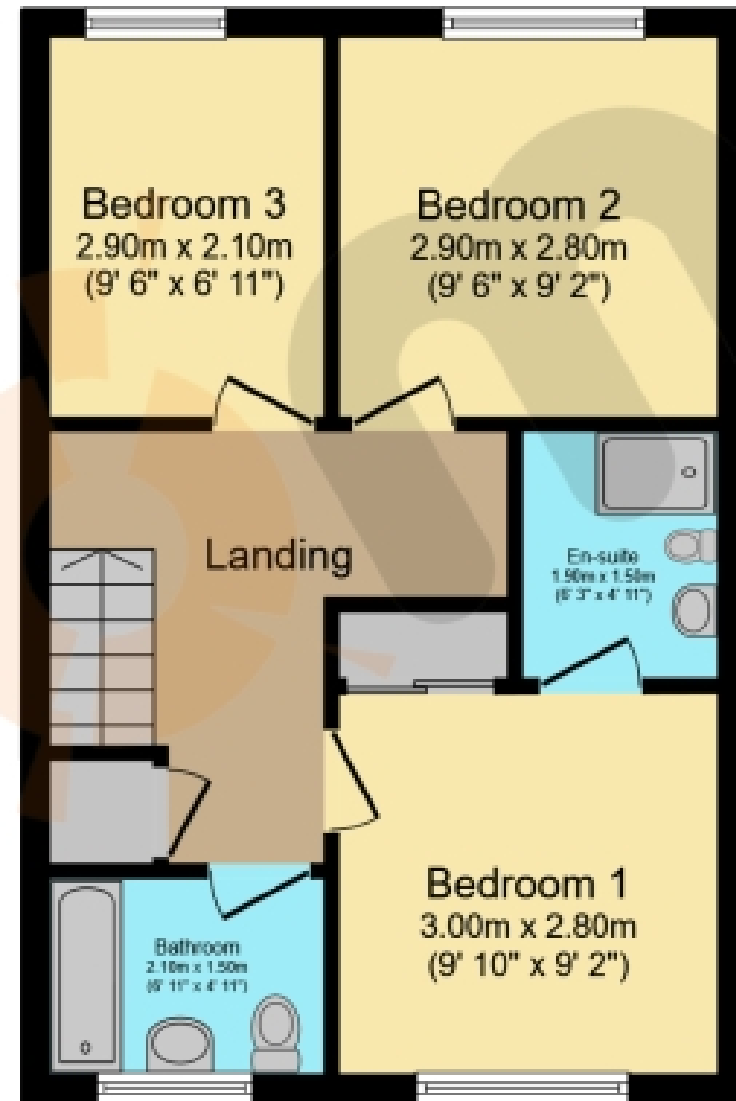
**Offers Over £195,000**





### Ground Floor

Floor area 40.3 sq.m. (434 sq.ft.)



### First Floor

Floor area 40.3 sq.m. (434 sq.ft.)

**Total floor area: 80.6 sq.m. (867 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](http://www.Propertybox.io)

## THE PROPERTY

The Property Boom are delighted to present this contemporary semi-detached villa, ideally located within the sought-after Auldlea Gardens, Beith. This stunning home boasts a beautifully landscaped rear garden, an ultra-modern dining kitchen, and fresh, stylish finishes throughout.

Immaculately presented both inside and out, this property welcomes you with a manicured front lawn section and multicar monoblock driveway leading to the front entrance. You're invited through a bright entrance hallway that leads to the family lounge in the first instance. The stylish lounge features sleek oak-effect flooring throughout and French doors leading to the back patio for seamless indoor-outdoor living.

A contemporary dining kitchen is fitted with sleek white base and wall-mounted cabinetry alongside an abundance of quality integrated appliances including a dishwasher, fridge freezer, induction hob, oven and extractor fan. Dark oak effect countertops contrast the white accents, further adding to the kitchen's practicality and style. The ground floor is completed by a W.C. which is perfectly elegant in all its simplicity.

Into the upper level, three bedrooms are generously proportioned with Bedroom One benefiting from a pristine en-suite shower room. The three-piece family bathroom completed the home internally and features a bath with an overhead shower, W.C. and a wash hand basin. A fully floored loft space provides ample additional storage.

The rear garden is beautifully landscaped and fabulously low-maintenance with a manicured lawn and sociable patio space, fully enclosed plenty of privacy.

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

Ideally situated for Beith Primary and within walking distance of the newly built secondary School, Garnock Community Campus with 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 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.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY? TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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