



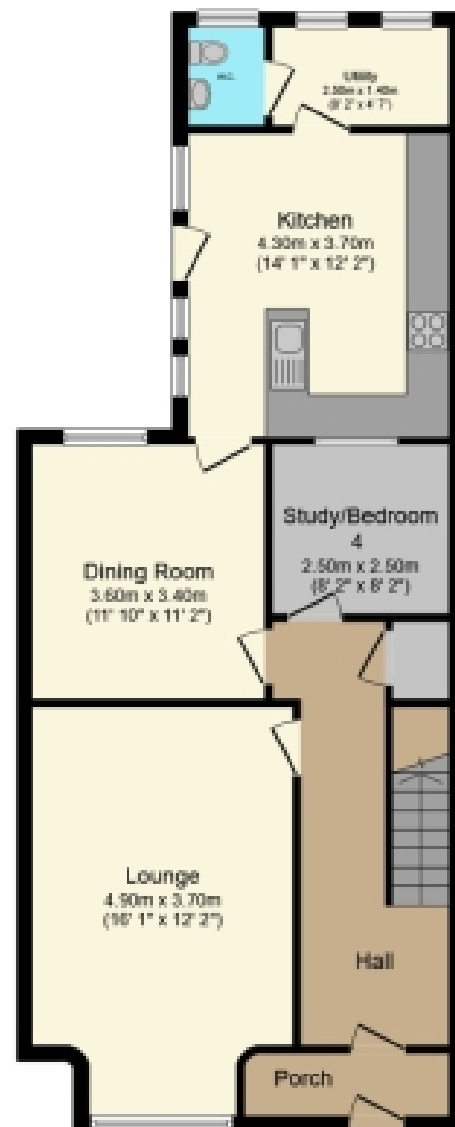
**Auldlea Road, Beith**

**Offers Over £269,995**



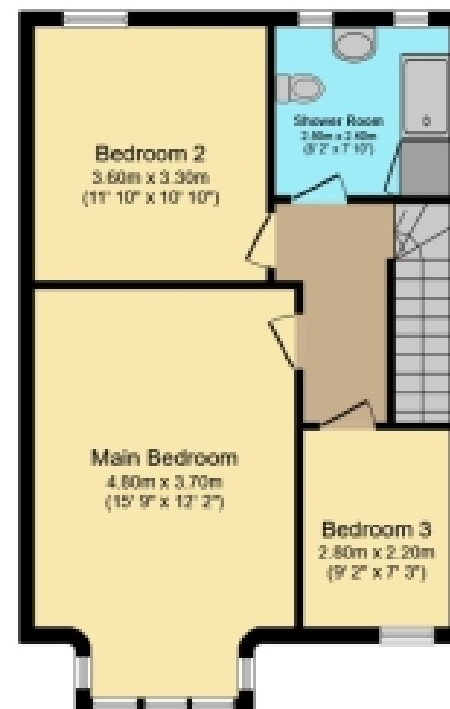






**Ground Floor**

Floor area 77.1 sq.m. (830 sq.ft.)



**First Floor**

Floor area 52.3 sq.m. (563 sq.ft.)

**Total floor area: 129.4 sq.m. (1,393 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

Charming red sandstone villa with masses of character and beautifully maintained traditional features. Spacious & flexible living throughout with impressive rear garden & multi-car driveway. Please contact your personal estate agents, the property boom, for much more information and a copy of the home report.

Located in a highly sought-after pocket of Beith, Auldlea Road presents a charming semi-detached villa with a red sandstone façade offering the perfect home for growing families. This property has been meticulously maintained from the outside-in and retains classic period features throughout.

Externally, the front of the home is fully enclosed with an extensive multi-car driveway, manicured lawn section and paved walkway leading to the front door. A welcoming entrance vestibule provides a space to enjoy a morning coffee, or a practical area for wellies and coats after a countryside walk.

Upon entering, you're invited to the family lounge, boasting impressive dimensions, soaring ceiling heights and charming traditional features including a focal fireplace, bay window, picture rail and ceiling rose.

The formal dining room offers a great space to socialise and provides easy access into the kitchen. The well-appointed kitchen is fitted with ample cream base and wall-mounted cabinetry paired with granite effect worktops and tiled splashback. Quality integrated appliances include a cooker, oven and fridge freezer alongside further dining space or room for freestanding appliances. A convenient utility room provides additional space for freestanding appliances with a W.C. located next to it.

Completing the ground level is Bedroom Four. This room is currently utilised as a home office, offering a versatile space for a multitude of uses.

On the upper level of the home, there are a further three generously proportioned bedrooms, all retaining impressive height and classic coving. Completing the home internally is a pristine shower room featuring a W.C., a wash hand basin and a large walk-in shower cubicle.

The extensive rear garden has been beautifully maintained by our client, with a sociable patio area and manicured lawn section; the perfect space for all the family to enjoy during the summer months. A large timber built garage is to be included within the sale.

This property further gains from gas central heating throughout.

In summary, this stunning home is currently presented to the market with 4 bedrooms and 2 public rooms, however, the configuration could easily be changed to accommodate a variety of options depending on personal requirements.

This family home is ideally situated for Beith Primary and within walking distance of the secondary school, Garnock Community Campus, with a 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 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.

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