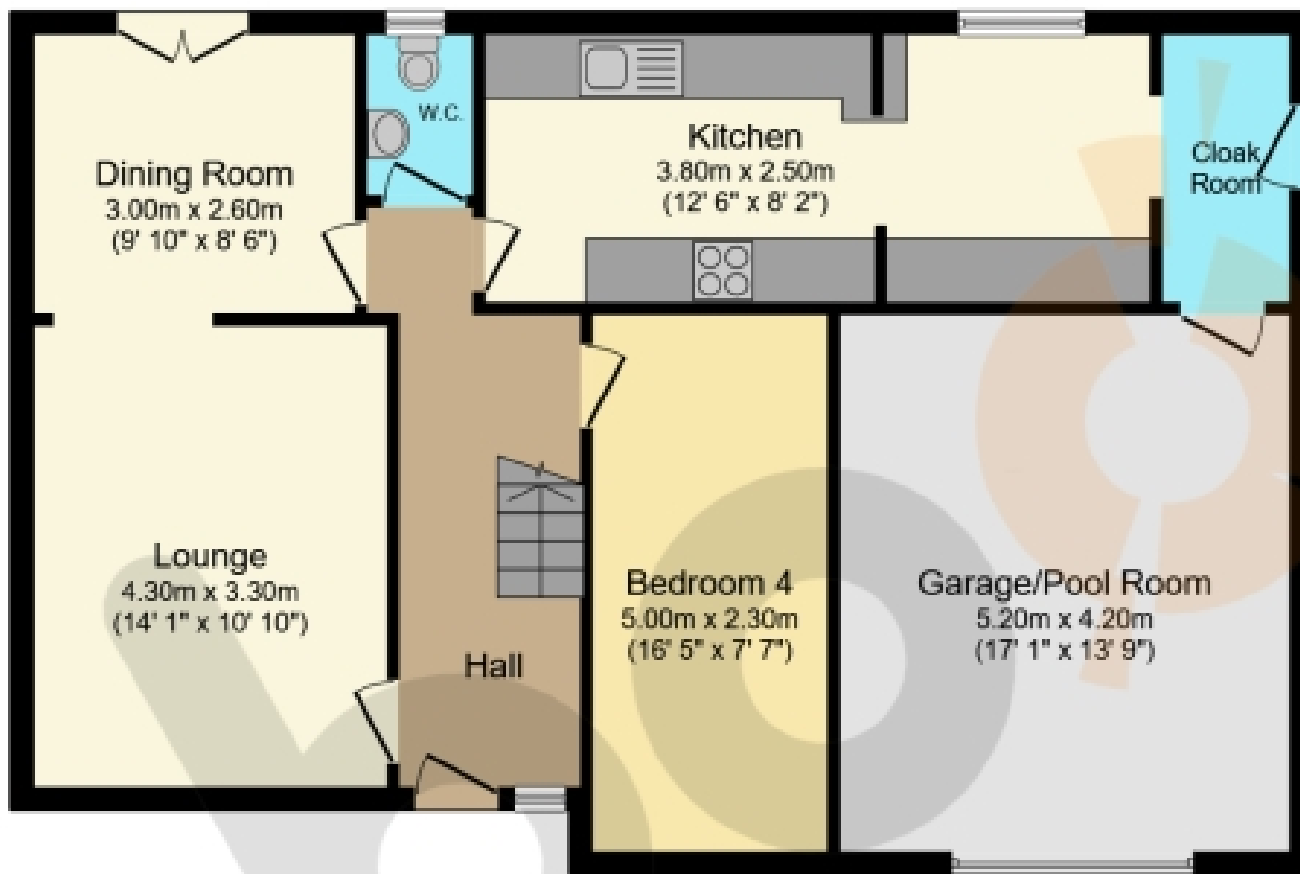




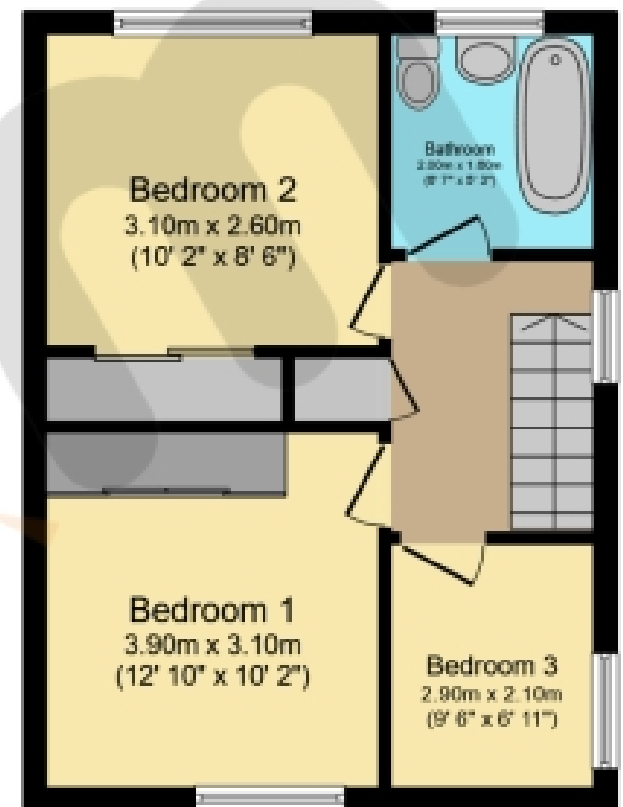
Lancaster Avenue, Beith

Offers Over £249,995





Ground Floor



First Floor

Total floor area: 121.5 sq.m. (1,308 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

Thoughtfully extended detached villa with a sociable & contemporary interior, offering four generous bedrooms, a newly built garage and a low-maintenance rear garden. Set within one of Beith's rarely available pockets, this impressive family home combines modern and flexible living. Please contact Boom now for lots more information and to arrange your viewing.

Welcome to Lancaster Avenue, one of Beith's desirable addresses. Set behind mature hedging for added privacy, this impressive, detached villa immediately catches your eye with its attractive frontage, multi-car driveway and newly built garage. You're invited into the home through a modern and welcoming entrance hallway, setting the tone for within.

The family lounge is a beautifully presented and contemporary reception room, finished in a refined neutral palette with stylish herringbone flooring and an attractive media wall creating a sophisticated focal point. A wide archway creates a natural flow into the adjoining open-plan dining area. Continuing the same elegant herringbone flooring, the dining room features French doors opening directly onto the rear decking, creating a seamless connection between the indoor and outdoor living areas during the summer months.

The ultra-modern kitchen has been thoughtfully designed to combine style with functionality, fitted with an extensive range of matte base and wall-mounted cabinetry, coupled with marble-effect worktops and matching splashbacks. A comprehensive selection of quality integrated appliances includes a fridge, freezer, dishwasher, double oven, hob and extractor fan, making this an exceptionally practical and well-equipped space for everyday family life.

Completing the ground floor is a convenient W.C., a generously proportioned integral garage and a highly versatile fourth bedroom. This flexible room could be utilised as a guest bedroom, home office, playroom or accessible ground-floor bedroom.

Into the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. Bedrooms One and Two are both comfortable double rooms and benefit from useful built-in storage, while the third bedroom is ideally suited as a child's bedroom, nursery or additional home office. The fully tiled family bathroom is fitted with a modern three-piece suite comprising a W.C., wash hand basin and panelled bath with an overhead shower.

Externally, the property continues to impress with a substantial rear garden. Sociable patio areas provide the perfect settings for outdoor dining, entertaining and relaxation, while the generous artificial lawn creates a practical, low-maintenance area for children and families to enjoy. The garden is fully enclosed by mature hedging and timber fencing, offering an excellent degree of privacy and security.

This property further gains from a recently replaced boiler and double glazing throughout.

Ideally situated for Beith Primary and within walking distance of 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 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. AI has been used to enhance this listing. 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.

www.thepropertyboom.com

Head Office : 31 Braehead, Beith, KA15 1EG

Tel: 0333 900 9089 / Email: smile@thepropertyboom.com