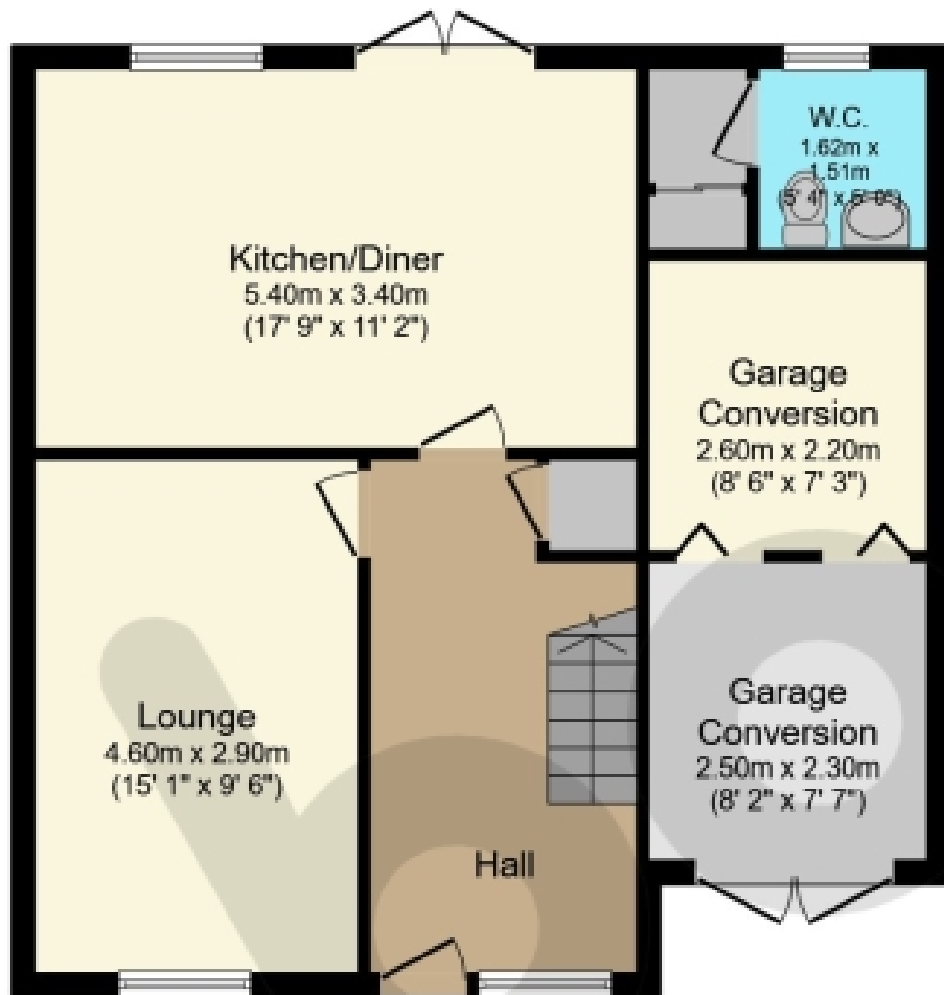




Auldlea Gardens, Beith

Offers Over £299,995





Ground Floor



First Floor

Total floor area: 124.4 sq.m. (1,339 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

Welcome to Auldlea Gardens and this immaculate detached family home situated within the sought-after Beith locale. This contemporary property offers spacious and stylish accommodation throughout, complemented by pleasant countryside aspects.

To the front, a multi-car monoblock driveway provides safe and convenient off-street parking. Upon entering, you are welcomed by a bright and inviting reception hallway which leads through to the stylish family lounge. Elegantly decorated in neutral tones, the lounge offers a warm and comfortable setting in which to relax and unwind.

The contemporary open-plan dining kitchen provides the ideal space for modern family living. Featuring a range of sleek wood effect wall and base mounted units, paired with light marble-effect worktops, the kitchen offers both style and practicality. A selection of quality integrated appliances includes a four-ring hob, oven and dishwasher, while the generous proportions provide ample space for family dining and entertaining. Direct access to the rear garden further enhances the space, creating the perfect setting for indoor-outdoor living with family and friends. Completing the ground floor accommodation is a convenient W.C.

The upper level comprises four generously proportioned double bedrooms, with Bedroom One further benefiting from in-built storage solutions and a contemporary en-suite shower room. Completing the internal accommodation is a pristine three-piece family bathroom, comprising of a bathtub with overhead shower, W.C. and wash hand basin.

The integral garage has been thoughtfully converted and is currently utilised as a fully functioning beauty salon, offering a fantastic and versatile additional space within the home. Finished to a high standard, this flexible area benefits from its own private setting, making it ideal for those running a home-based business or seeking a dedicated treatment or studio space.

To the rear, the property enjoys a fully enclosed, landscaped garden which offers a wonderful outdoor space for all the family to enjoy. Featuring sociable decking and patio areas, the garden provides the perfect setting for outdoor entertaining and al fresco dining during the summer months, while also enjoying open aspects towards the surrounding countryside.

This fantastic property is the wonderful blend of modern style and everyday practicality. Schedule a viewing today to see all that this great home has to offer. Its ideally situated for Beith Primary and within a short drive 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.

This fabulous home won't be on the market for long! Early viewing is highly recommended-don't miss your chance to secure this fantastic property.

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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