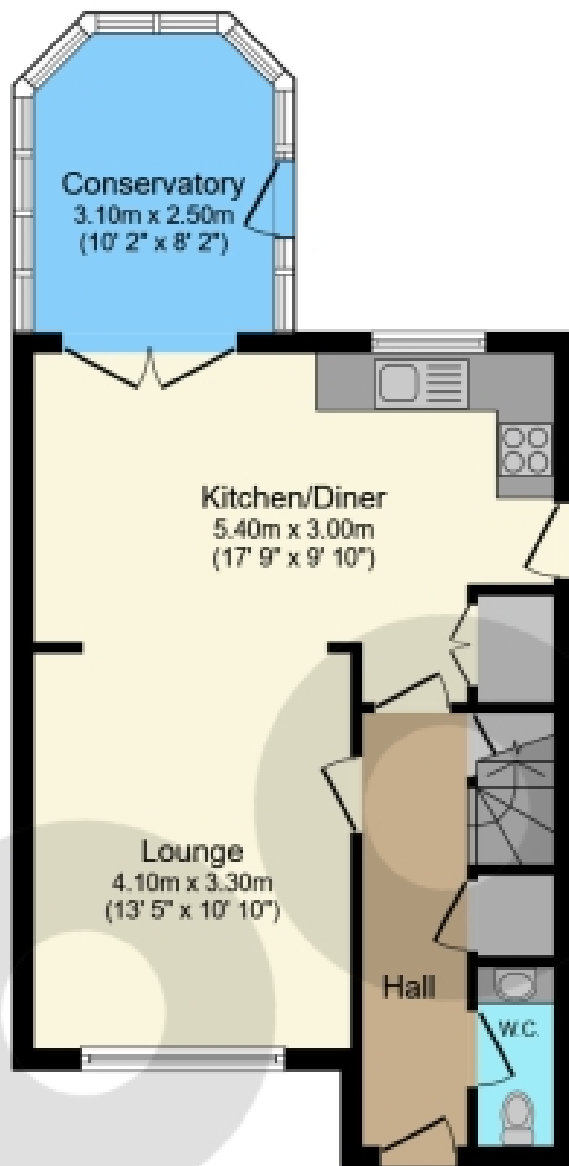




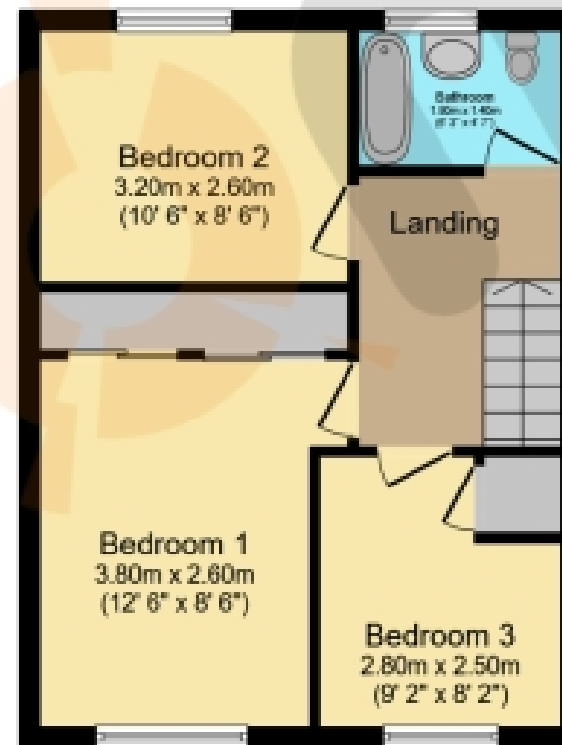
Spiers Avenue, Beith

Offers Over £215,000





Ground Floor



First Floor

Total floor area: 87.7 sq.m. (944 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

The front of the property features a beautifully manicured lawn with mature shrubbery, alongside a monoblock multi-car driveway leading to the integral garage and the welcoming front entrance.

Upon entering the home, you're invited through the reception hallway leading to the family lounge in the first instance. Generously proportioned and beautifully presented, the lounge offers a bright and inviting living space. Oak-effect flooring spans the space, creating a warm and cohesive finish, while two glass-panelled French doors lead seamlessly through to the dining kitchen.

The open-plan dining kitchen forms the heart of the home, offering an excellent space for both everyday family living and entertaining. The spacious dining area, positioned at the entrance of the room, continues the oak-effect flooring from the lounge and provides ample room for a large dining table. The kitchen itself is stylish and functional, featuring sleek white base and wall-mounted cabinetry, beautifully complemented by black granite-effect countertops. A range of integrated appliances further enhances the space, including a dishwasher, extractor fan, gas hob and oven. The kitchen further benefits from a large storage cupboard, which currently houses the washing machine and tumble dryer, offering the perfect utility area.

Connected to the dining area is the charming conservatory, a wonderfully bright and versatile room, creating the perfect spot to relax while overlooking the rear garden. It offers itself as an additional sitting room, playroom or peaceful retreat. Completing the ground floor is a convenient W.C., perfect for guests and family use alike.

The upper level of the property hosts three generously proportioned bedrooms and the family bathroom. Each bedroom offers comfortable accommodation, with Bedrooms One and Three further benefiting from built-in storage. The pristine family bathroom is fitted with a bath and overhead shower, wash hand basin and W.C., providing a practical and well-appointed space.

Externally, the rear garden has been beautifully maintained and offers a fantastic outdoor area for families to enjoy. A large patio provides the perfect setting for outdoor dining and entertaining, while the lawn offers excellent space for children and pets. Fully enclosed by tall timber fencing, the garden enjoys a strong degree of privacy and security.

This property further gains from gas central heating.

AI has been used to enhance this listing.

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. Thank you.

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Head Office : 31 Braehead, Beith, KA15 1EG

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