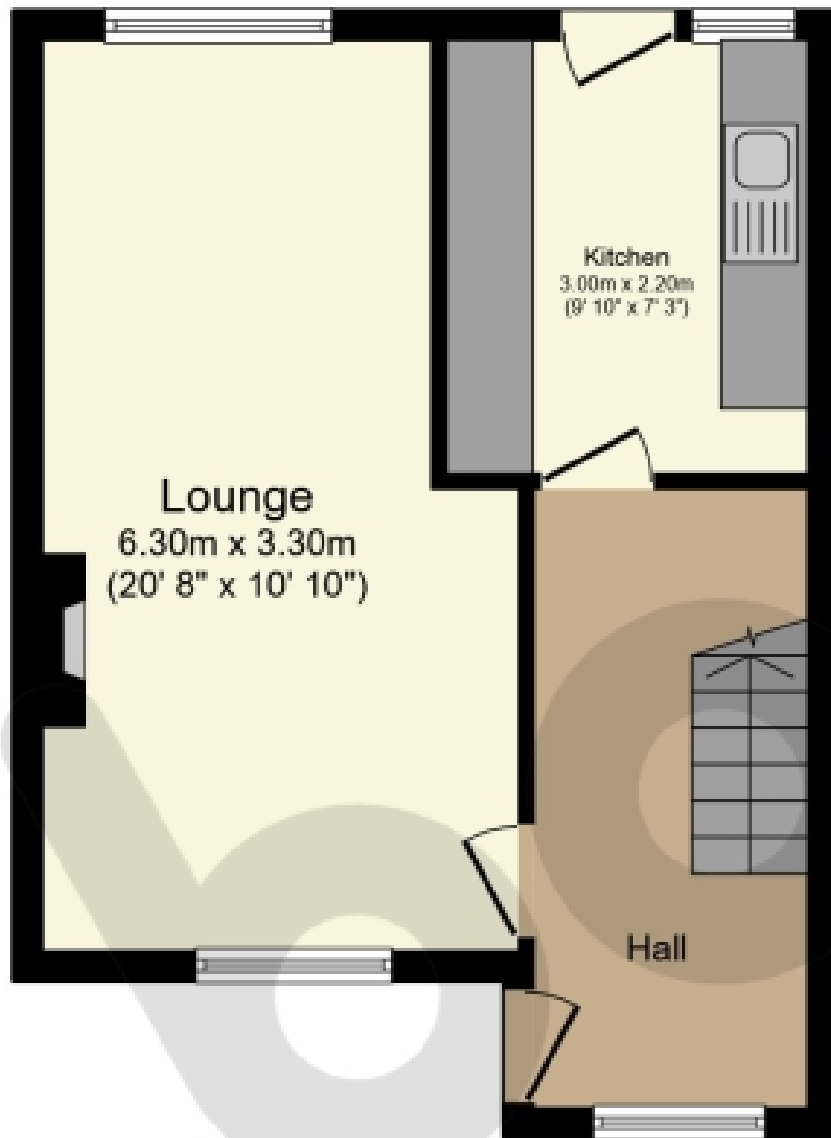




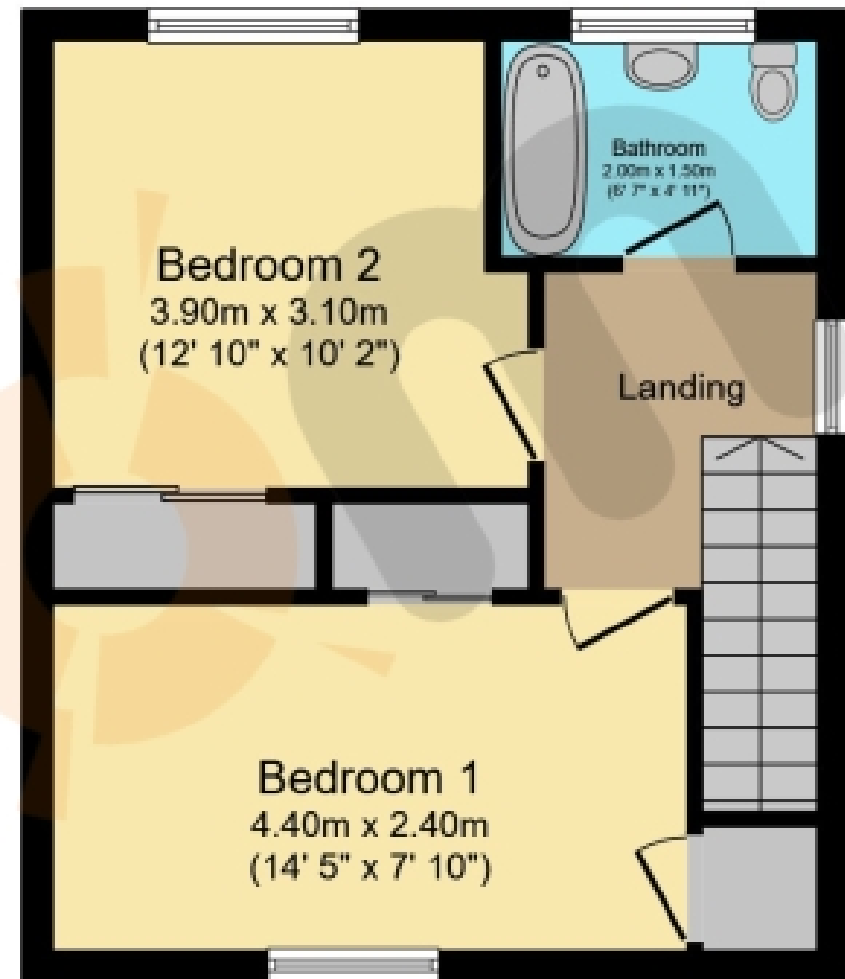
**Keir Hardie Court, Beith**

**Offers Over £99,995**





Ground Floor



First Floor

Total floor area: 68.9 sq.m. (741 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

To the front, a generous multi-car driveway provides ample off-street parking and enjoys a peaceful outlook, making it ideal for growing families. You are welcomed in through a beautifully presented hallway, setting the tone for the home within and leading to a stylish family lounge. This impressive reception room is enhanced by charming character features, including dual-aspect windows, a feature fireplace and on-trend wall panelling. Thanks to its generous proportions, the space comfortably accommodates both living and dining areas, offering excellent versatility for modern family living and entertaining alike.

Continuing through the ground floor, a practical utility area leads seamlessly into the modern kitchen. Thoughtfully designed with a range of contemporary white wall and base units, the kitchen is complemented by butcher block-style worktops, creating a space that is both visually appealing and highly functional. Ample worktop and storage space is provided throughout, alongside dedicated areas for freestanding appliances.

The first-floor hosts two well-proportioned double bedrooms, both benefiting from built-in storage solutions and offering comfortable, versatile accommodation suitable for a range of buyers. Completing the upper level is a pristine three-piece family bathroom, comprising a WC, wash hand basin, and panelled bath with overhead shower and screen, finished to a high standard.

Externally, the rear garden provides a private and fully enclosed outdoor retreat, bordered by tall timber fencing for added seclusion. Designed with low maintenance in mind, the space features a combination of patio and decorative stone areas, making it ideal for outdoor dining, entertaining, or simply relaxing. A useful garden shed offers excellent additional storage for gardening equipment and outdoor essentials.

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

AI has been used to enhance this listing.

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.

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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