

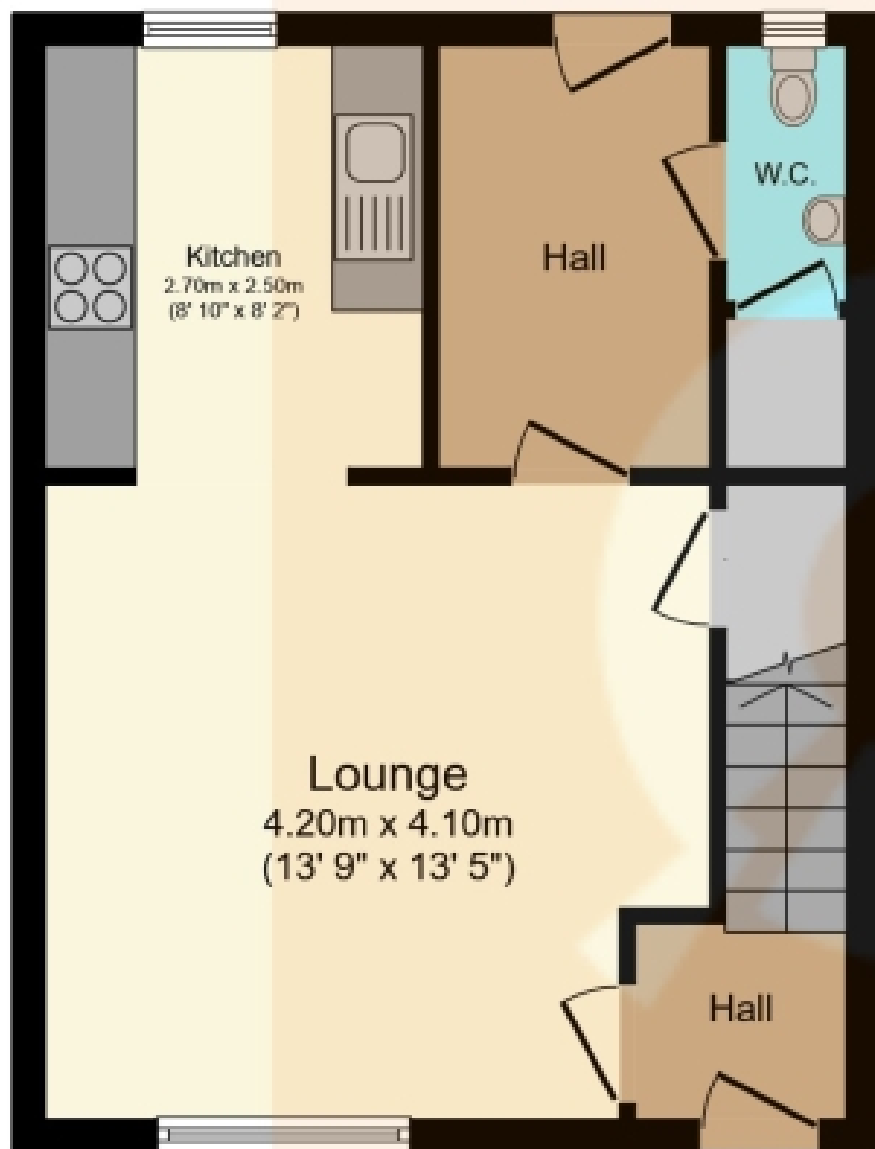


**55 Auldlea Gardens, Beith**

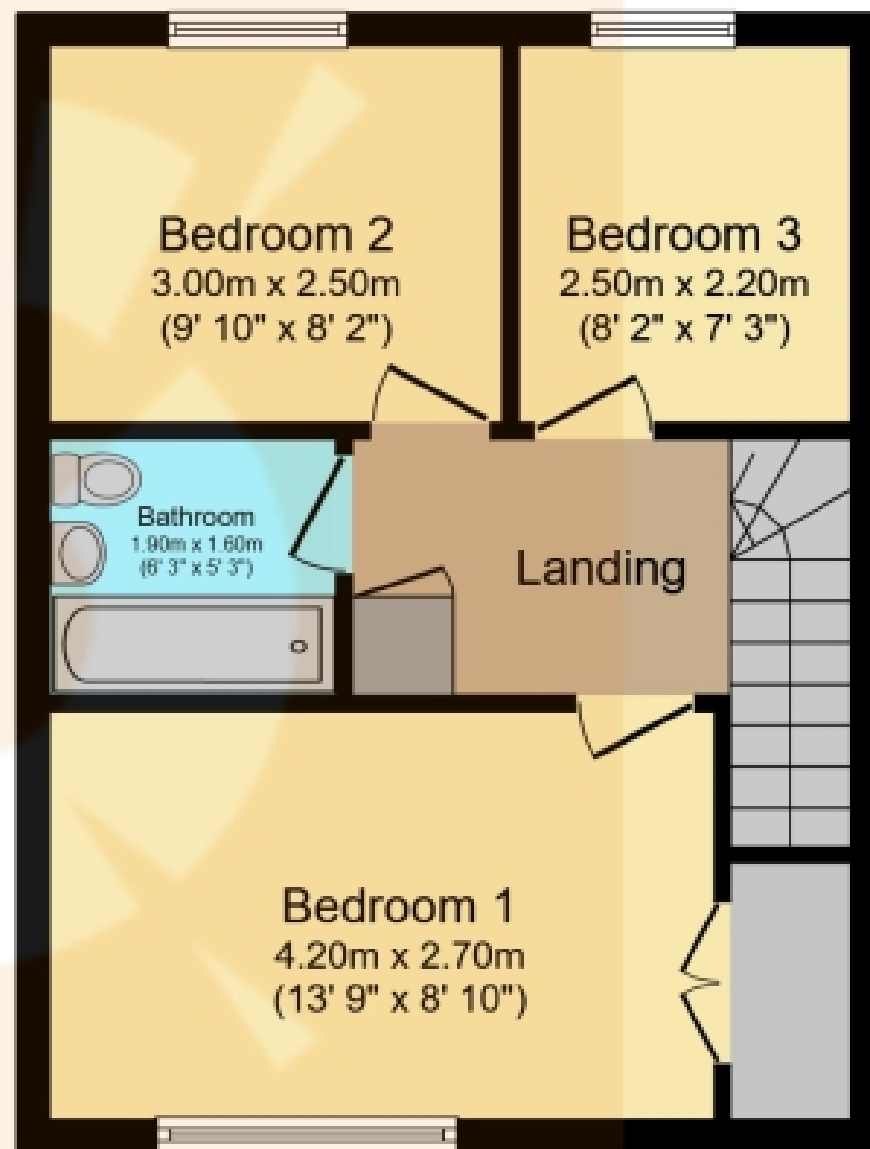
**Offers Over £185,000**







**Ground Floor**



**First Floor**

Total floor area 75.3 sq.m. (810 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



## THE PROPERTY

**\* PERFECT FAMILY HOME \* ULTRA MODERN KITCHEN \* LARGE REAR GARDEN \* MULTI-CAR DRIVEWAY \* THREE GENEROUSLY PROPORTIONED BEDROOMS \*\***

Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No.55 Auldlea Gardens. This property features three generously proportioned bedrooms, making it ideal for families, and is ideally situated in the Beith locale, offering easy access to a host of great local amenities.

Moving into the property will bring you to the lounge. It has a highly stylish interior with timber panelling on the feature wall providing the room with a touch of elegance and design. The lounge has plenty of floor space, providing plenty of room for different furniture configurations.

Moving through the property will bring you to the ultra-modern kitchen. It has neutral tones with dove base and wall-mounted cabinetry, giving plenty of storage and coordinating marble-effect grey countertops, making it great for food preparation and cooking. It further gains from integrated appliances such as an oven, hob and extractor fan. The final room on the ground floor is the W.C. This makes the home great for guests and convenient for everyday family use.

Moving up the stairs will bring you to the first floor, where you will find the three bedrooms and a three piece family bathroom. All three bedrooms are spacious, with bedroom one benefiting from a large sliding door wardrobe. The bathroom features white and blue accents with a W.C., wash hand basin and bath with overhead shower.

Moving to the back of the property is the rear garden. It features both grass and patio areas, which are both beautifully maintained. The garden balances function with convenience perfectly, without being too big or too small. It is surrounded by tall timber fences providing the family with privacy.

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

The property is ideally located within walking distance to a host of local amenities, shops and Beith Primary School. The property is also within catchment of the recently built Garnock Community Campus with leisure suite, swimming pool and Secondary School. 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.

We would highly recommend an early viewing as we have no doubt this property will be very popular. 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.

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