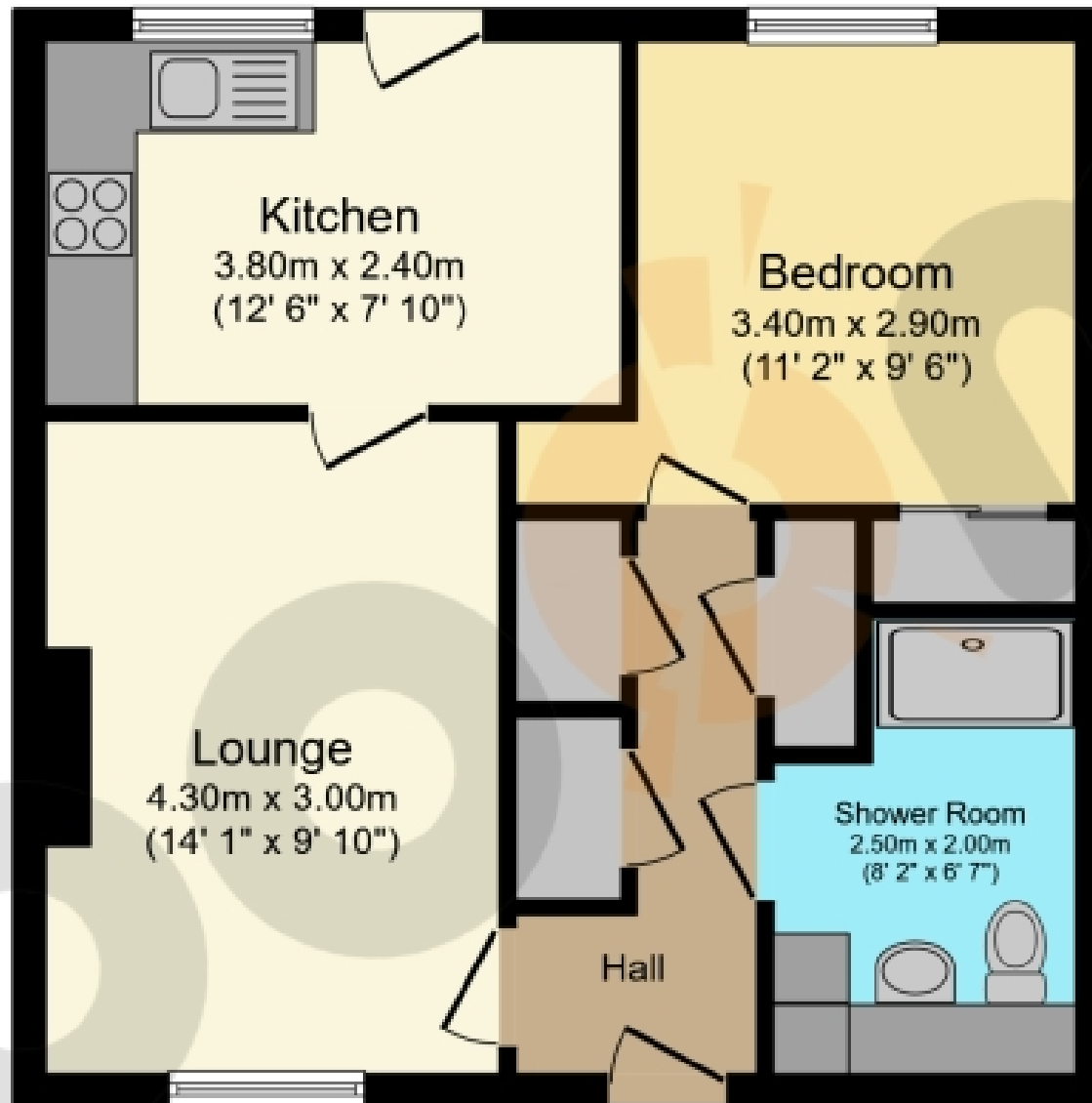




**Rowan Place, Beith**

**Offers Over £89,995**





Floor Plan

Total floor area: 46.2 sq.m. (498 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

Stepping into the home, you are welcomed via the entrance hallway to the stylish lounge with oak-effect flooring and neutral decor, complemented by a modern focal-point fireplace. A large front-facing window allows plenty of natural light to fill the room.

The ultra-modern kitchen is fitted with white hi-gloss white wall and base mounted cabinetry, and contrasting butcher-block effect countertops. Integrated appliances include a 4-ring electric hob with electric oven/grill and extractor hood, and there is further free-standing space for a washing machine and fridge/freezer. The generous dimensions of this space comfortably accommodate a dining table and chairs.

This fabulous home is completed by a spacious double bedroom with ample storage and a contemporary shower room fitted with a walk-in shower cubicle, wash hand basin, and W.C.

Outside, the rear garden has been designed for low-maintenance living and benefits from two large sheds, providing excellent additional storage space.

Ideally situated for Beith Primary and within walking distance of the 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.

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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[www.thepropertyboom.com](http://www.thepropertyboom.com)  
Head Office : 31 Braehead, Beith, KA15 1EG  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)