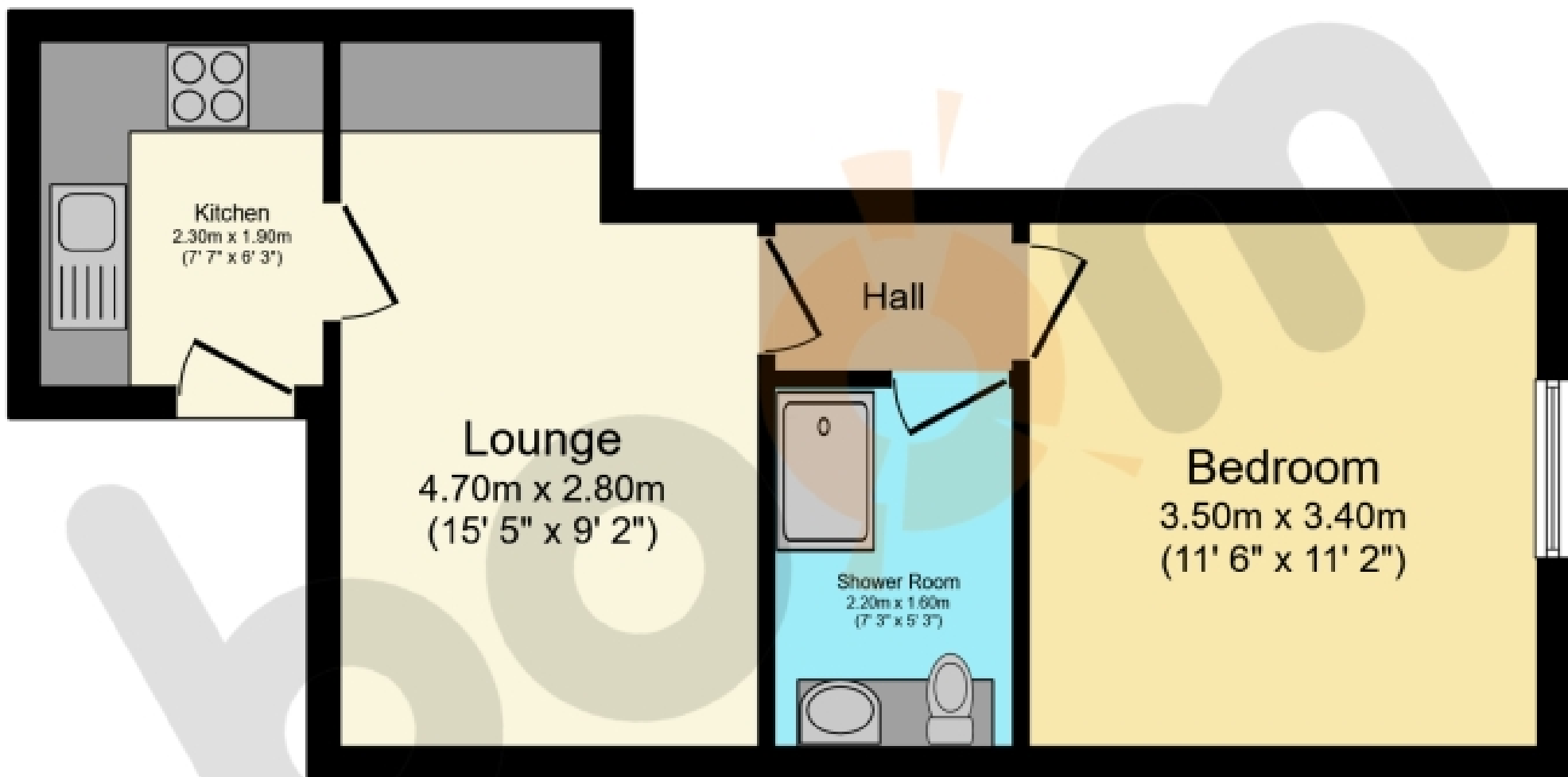




**Offers Over £49,000**





Floor Plan

Total floor area: 34.7 sq.m. (373 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

This recently renovated one-bedroom ground-floor apartment offers a stylish and contemporary interior throughout, creating a modern and welcoming living space. Finished to a high standard, the property combines comfort and practicality with elegant design features.

Upon entering the home and stepping into the lounge, you immediately get a sense of the high standard to which the property has been renovated. The lounge features stylish quality dark grey oak-effect flooring throughout, complemented by a striking media wall that creates a sleek and contemporary feel. The space flows beautifully into the open-plan kitchen, which has been recently fitted with elegant muted blue cabinetry and contrasting grey butcher block worktops.

The bedroom offers generous proportions, comfortably accommodating a double bed along with additional furnishings. The recently replaced shower room has been thoughtfully designed and includes a walk-in shower cubicle, W.C., and wash hand basin with vanity storage.

Externally, the communal garden is mainly laid to lawn and surrounded by mature greenery, creating a pleasant and highly enjoyable outdoor space for residents to relax and unwind.

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 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.

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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