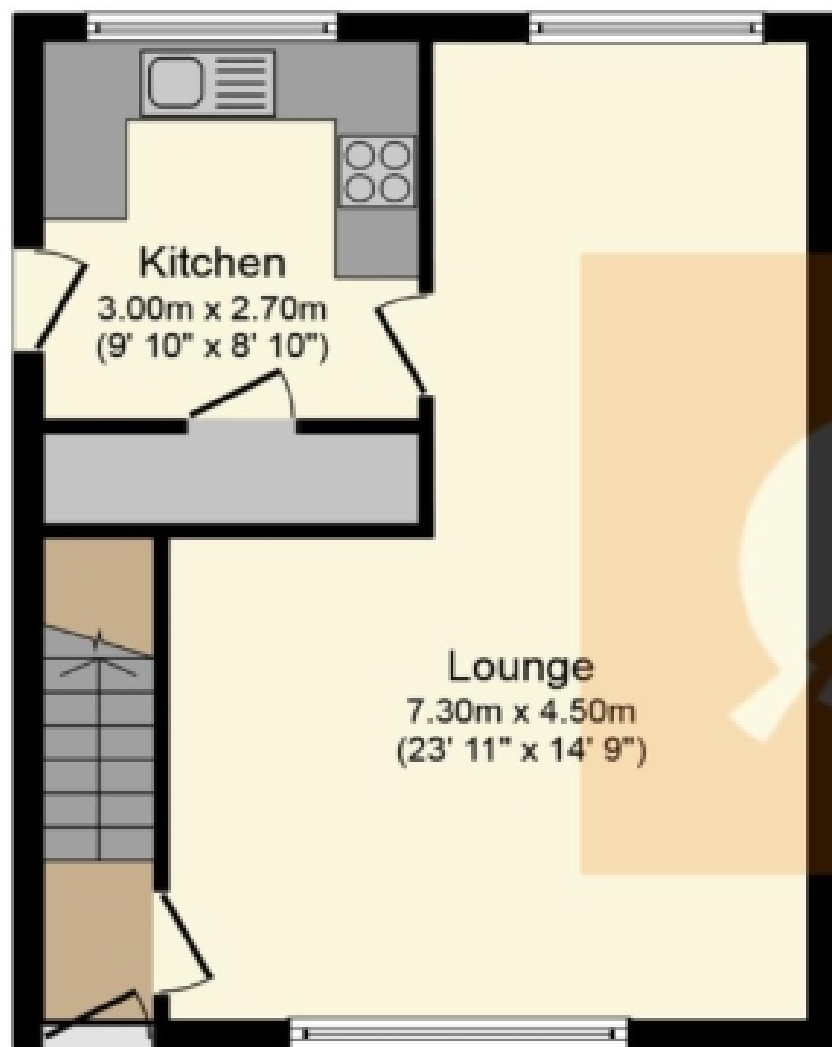




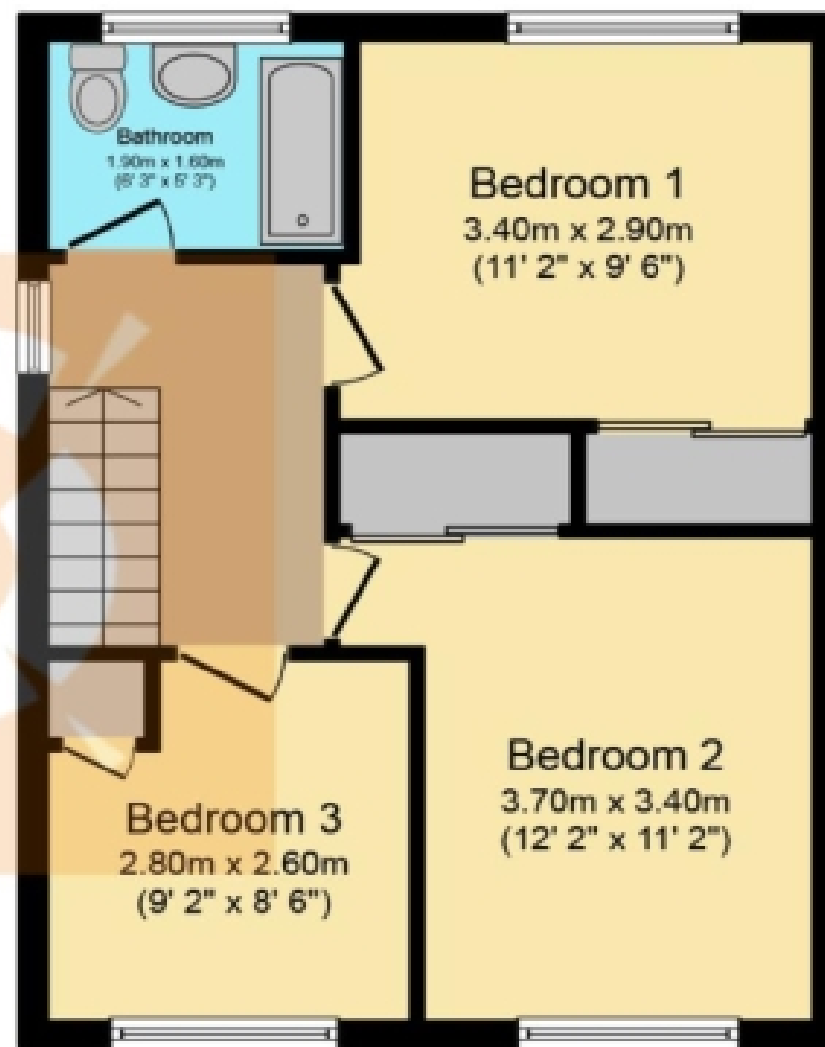
Aitken Drive, Beith

Offers Over £175,000





Ground Floor



First Floor

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

THE PROPERTY

**** NEW COMPETITIVE ASKING PRICE **** This fantastic three-bedroom detached villa is an excellent choice for growing families and professionals alike. Highlights include a recently fitted family bathroom, a spacious open-plan lounge/diner, a generous multi-car driveway, and a private enclosed rear garden. Please contact The Property Boom today for further information and to request a copy of the Home Report.

Upon entering the property, you are welcomed into a well-presented entrance hallway, which provides access to all rooms on the ground level. The generously proportioned lounge is finished in a tasteful neutral décor and features attractive oak-effect flooring.

Owing to its impressive dimensions, the space can comfortably accommodate both lounge and dining areas, offering excellent flexibility for modern family living and entertaining.

Dual-aspect windows allow an abundance of natural light to fill the room, enhancing the sense of space and creating a bright, inviting atmosphere.

Off the dining room, the kitchen is well appointed with a range of oak-effect wall-mounted and base units, complemented by contrasting black marble-effect work surfaces. Tiled splashbacks provide a practical and stylish finish, while ample space is available for a range of freestanding appliances.

The staircase provides access to the first-floor landing, where three well-proportioned bedrooms and the family bathroom can be found. Each bedroom offers comfortable accommodation and benefits from built-in storage solutions.

The family bathroom has been recently installed, comprising of a three-piece suite to include a shower-over-bath with glass screen, w.c. and wash-hand-basin which is contained within a stylish vanity unit. On-trend matte black fixtures and fittings can be found throughout.

Externally, the property benefits from a fully enclosed rear garden bordered by timber fencing. There are patio and decking areas, ideal for outdoor dining and entertaining, together with a generous lawn providing plenty of space for the whole family to enjoy. This property further gains from gas central heating and double glazing throughout.

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. AI has been used to enhance this listing. Thank you.

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