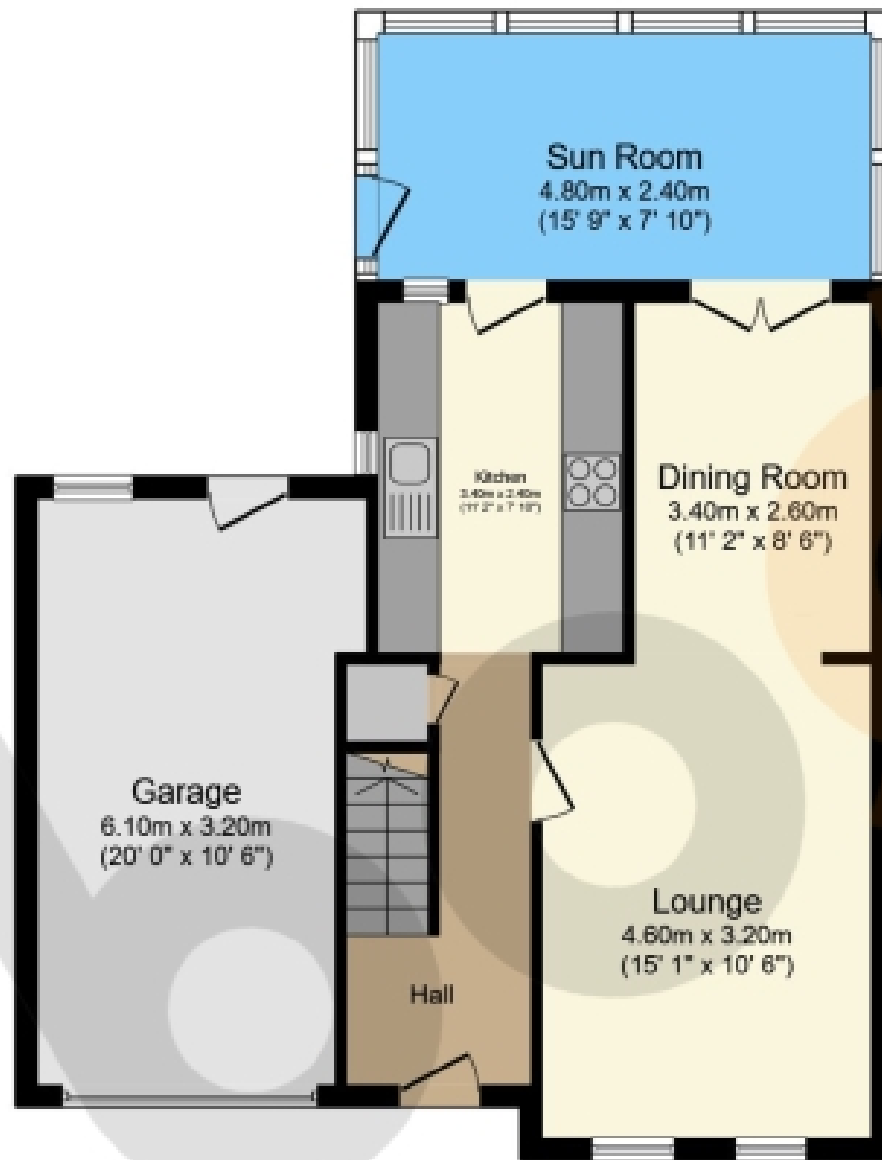




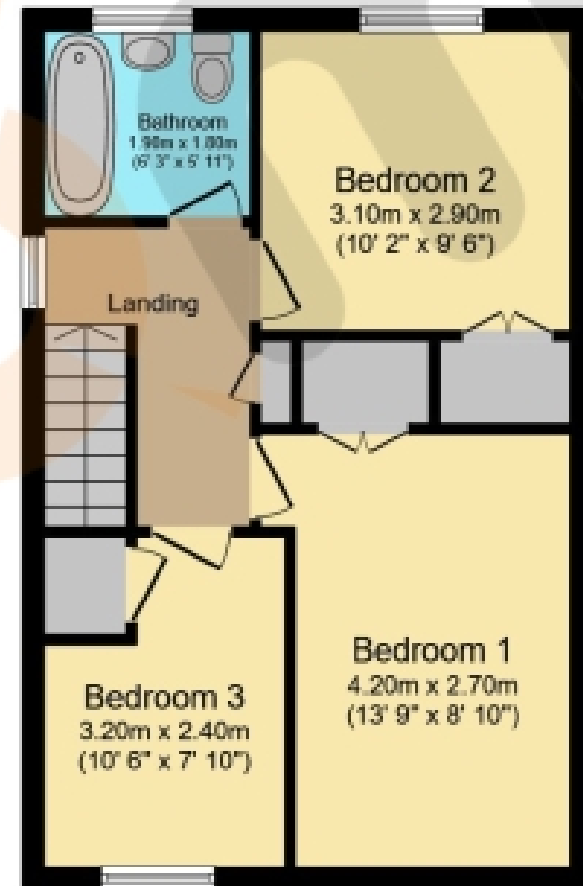
Manuel Avenue, Beith

Offers Over £205,000





Ground Floor



First Floor

Total floor area: 110.5 sq.m. (1,190 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

THE PROPERTY

This spacious and stylish three-bedroom detached home offers beautifully-presented interiors throughout, a multi-car driveway, and an attached garage. To the rear, the property also benefits from a fully enclosed garden, providing a private and secure outdoor space. Please call Boom now for lots more information and to arrange your viewing.

Upon entering the property, you are welcomed into a well-presented entrance hallway, which provides access to the principal ground-floor accommodation. The first room is the generously proportioned lounge, featuring tasteful neutral décor and attractive oak-effect flooring that flows throughout the space. The lounge opens seamlessly into the adjoining dining room, creating a bright and versatile open-plan setting that is ideally suited to both everyday family life and entertaining guests.

Positioned directly off the dining room is the well-appointed kitchen, which offers an excellent range of oak-effect base and wall-mounted cabinetry, providing an abundance of practical storage. Contrasting white marble-effect work surfaces offer generous preparation space while creating a stylish and contemporary finish. The kitchen is further enhanced by a selection of integrated appliances, including a dishwasher, oven, gas hob and extractor fan.

Completing the ground-floor accommodation is the bright and spacious sunroom, which looks over the rear garden. Grey tiled flooring runs throughout, while the generous dimensions make this an ideal additional reception room, family area or informal entertaining space. Large windows allow plenty of natural light to fill the room and create a welcoming connection between the home and garden.

The staircase rises to the first-floor landing, where three generously proportioned bedrooms and the family bathroom can be found. Each bedroom benefits from useful built-in storage, helping to maximise the available floor space and providing practical accommodation for a range of buyers. The family bathroom is fitted with a wash-hand basin and a panelled bath with an overhead shower.

Externally, the rear garden has been beautifully maintained and thoughtfully arranged to offer both relaxation and entertaining space. A large patio provides an ideal setting for outdoor dining and socialising, while the adjoining lawn offers plenty of room for children, pets or further landscaping. The garden is fully enclosed by tall timber fencing, creating a private and secure outdoor environment.

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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www.thepropertyboom.com
Head Office : 31 Braehead, Beith, KA15 1EG
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com