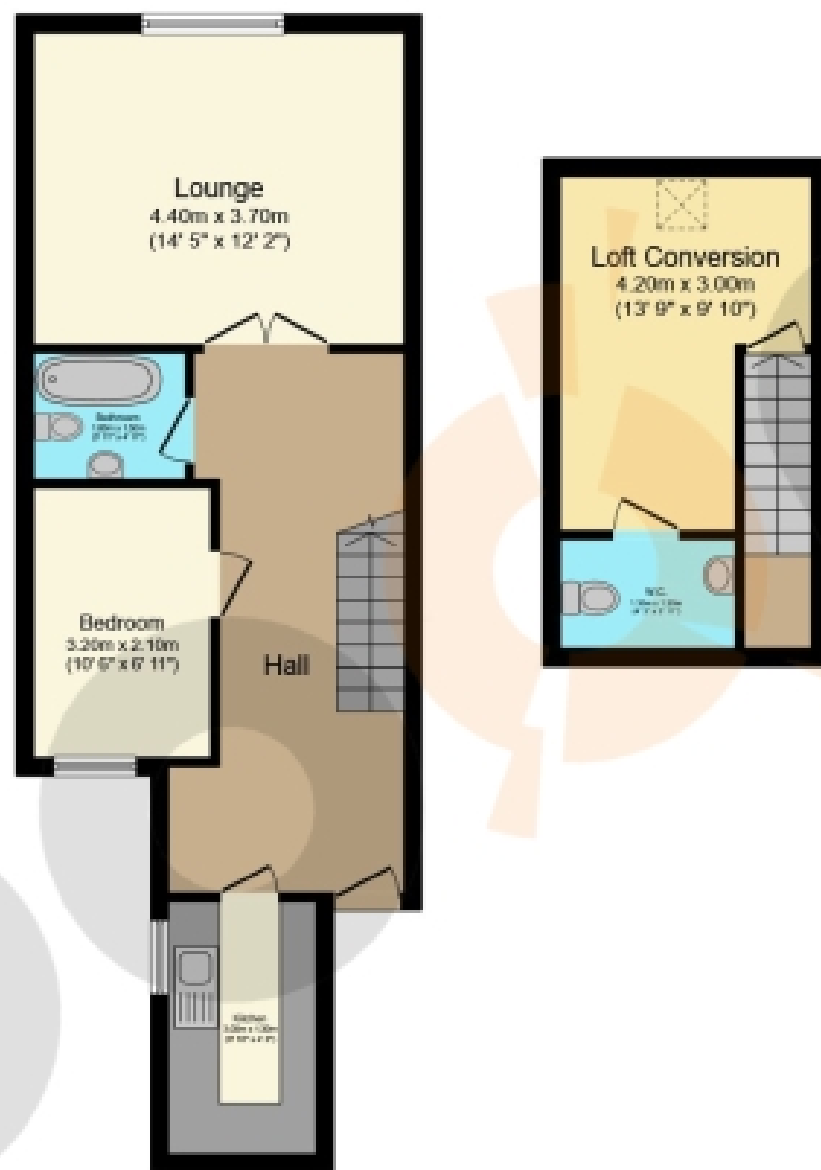




Main Road, Upper Flat, Glengarnock, Beith, Ayrshire, KA14

Offers Over £55,000





Ground Floor

First Floor

Total floor area: 64.4 sq.m. (693 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 impressive first-floor apartment boasts a converted loft, providing valuable additional space and excellent versatility. Offering spacious accommodation with plenty of potential, the property represents a fabulous opportunity for first-time buyers looking to take their first step onto the property ladder, as well as investors seeking an attractive addition to their portfolio. Please call Boom now for lots more information and a copy of the Home Report.

Entering through the well-maintained communal close, the property opens into a welcoming entrance hallway providing access to the accommodation on the main level. The generously proportioned lounge offers ample space for a range of freestanding furniture and decorative finishes, creating a comfortable and inviting setting for everyday relaxation and entertaining.

Continuing through the apartment leads to the well-appointed kitchen, fitted with a range of oak-effect base and wall-mounted cabinetry that provides excellent storage. Contrasting grey marble-effect worktops offer generous preparation space, while the room also benefits from ample provision for freestanding white goods and additional appliances. Completing the main floor is the three-piece bathroom, comprising a W.C., wash-hand basin and bath with an overhead shower.

A staircase leads to the converted loft which as a Building Clearance Certificate in place. It provides a valuable and highly versatile additional living area. Naturally illuminated by a Velux window, this flexible space could be utilised as a bedroom, home office, private gym, hobby room or convenient storage area, depending on the purchaser's requirements. A separate W.C. on this level adds further practicality and convenience.

Externally, residents have access to a substantial communal rear garden featuring generous patio areas and a designated drying area, providing useful shared outdoor space during the warmer months.

Glengarnock has a host of great local amenities closeby, including a health centre and well-known supermarket. The property is also within the catchment area for the Garnock Community Campus which combines nursery, primary and secondary education alongside 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.

AI has been used to enhance this listing.

Park and ride facilities at Glengarnock train station are literally on the doorstep and a regular train service will have you in Glasgow City Centre in under 30 minutes. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away.

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. 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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