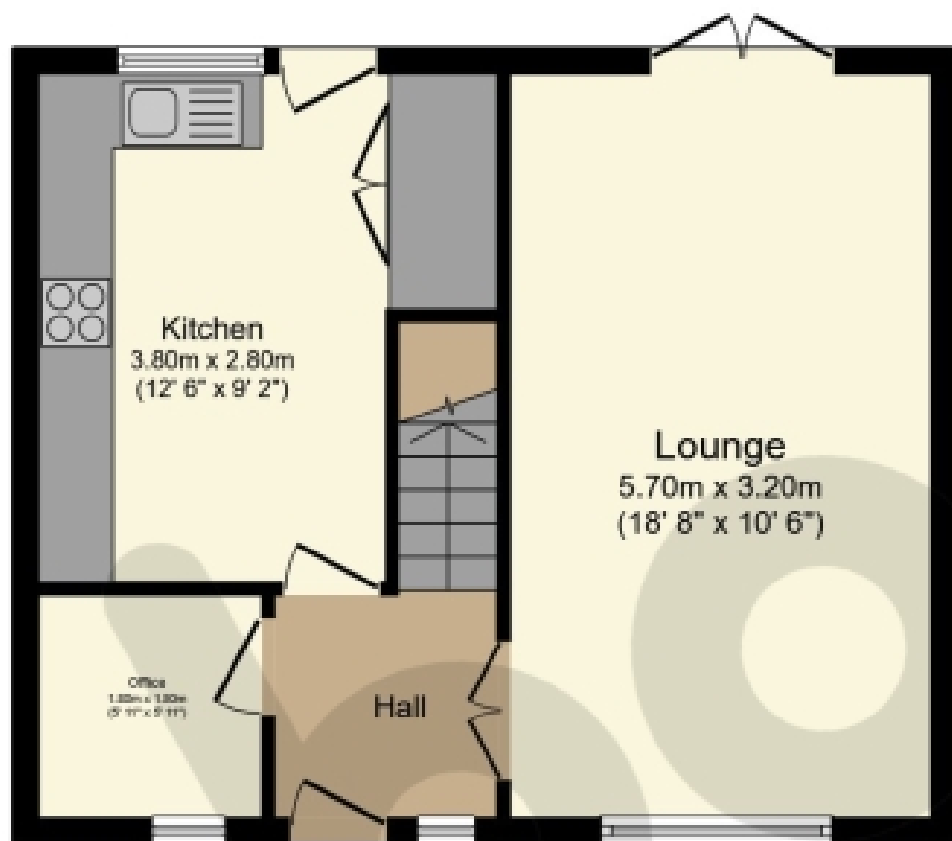




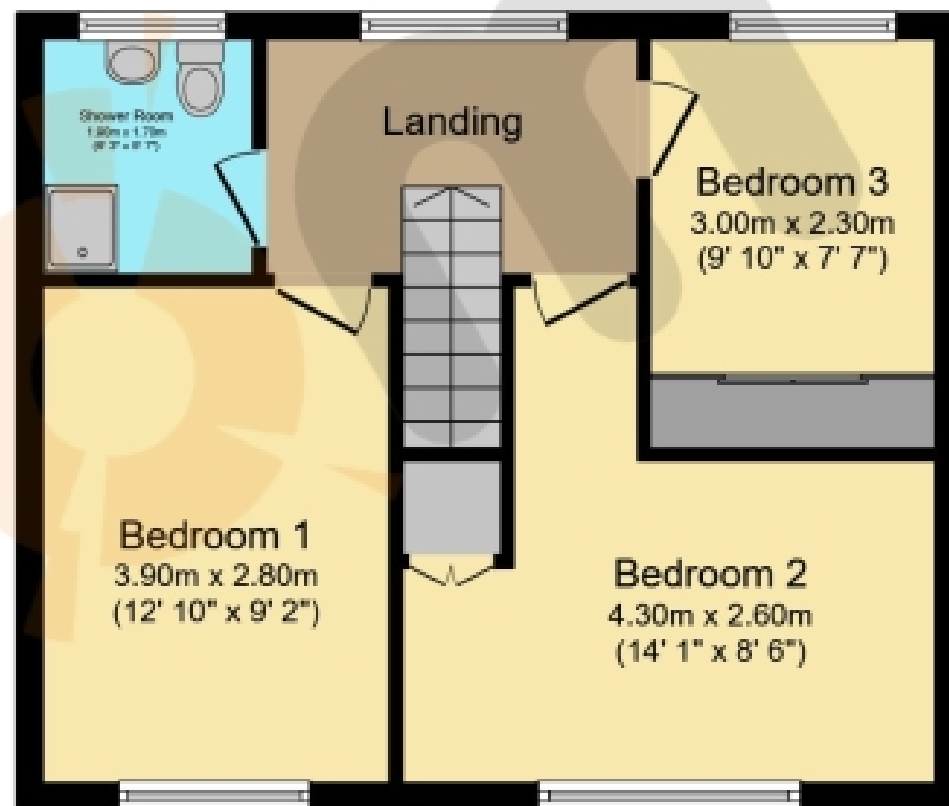
Chestnut Avenue, Beith

Offers Over £119,995





Ground Floor



First Floor

Total floor area: 86.4 sq.m. (930 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

Approaching the property via the spacious driveway, you are welcomed into the entrance hallway, which provides access to each of the ground-floor rooms. The generously proportioned lounge is a bright and inviting living space, enhanced by a charming focal-point fireplace that adds warmth and character. French doors open directly onto the rear garden patio, creating a seamless connection between the indoor and outdoor areas. The substantial room dimensions also provide excellent flexibility, allowing the space to comfortably accommodate both lounge and dining furniture.

Continuing through the ground floor brings you to the well-appointed kitchen. This spacious room features a range of traditional oak-effect base and wall-mounted cabinetry, offering ample storage, complemented by stylish white marble-effect countertops that provide generous preparation space. A large pantry positioned to the rear of the kitchen offers valuable additional storage. Completing the ground-floor accommodation is a versatile home office, which also houses the property's boiler and could be adapted to suit a variety of practical uses.

The staircase leads to the first-floor landing, where three bedrooms and the family shower room are located. Bedrooms one and two are both generously sized and comfortably accommodate double beds, with bedroom two further benefiting from built-in storage. Bedroom three is a versatile room that would be ideally suited as a single bedroom, nursery or additional home office. The shower room completes the upper level.

Externally, the rear garden has been thoughtfully designed for ease of maintenance, featuring a combination of paved patio and decorative stone areas. The generous patio provides an ideal setting for outdoor furniture, dining and entertaining during the warmer months. Tall timber fencing surrounds the garden, offering a good degree of privacy and security, while a substantial garden shed provides excellent outdoor storage.

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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