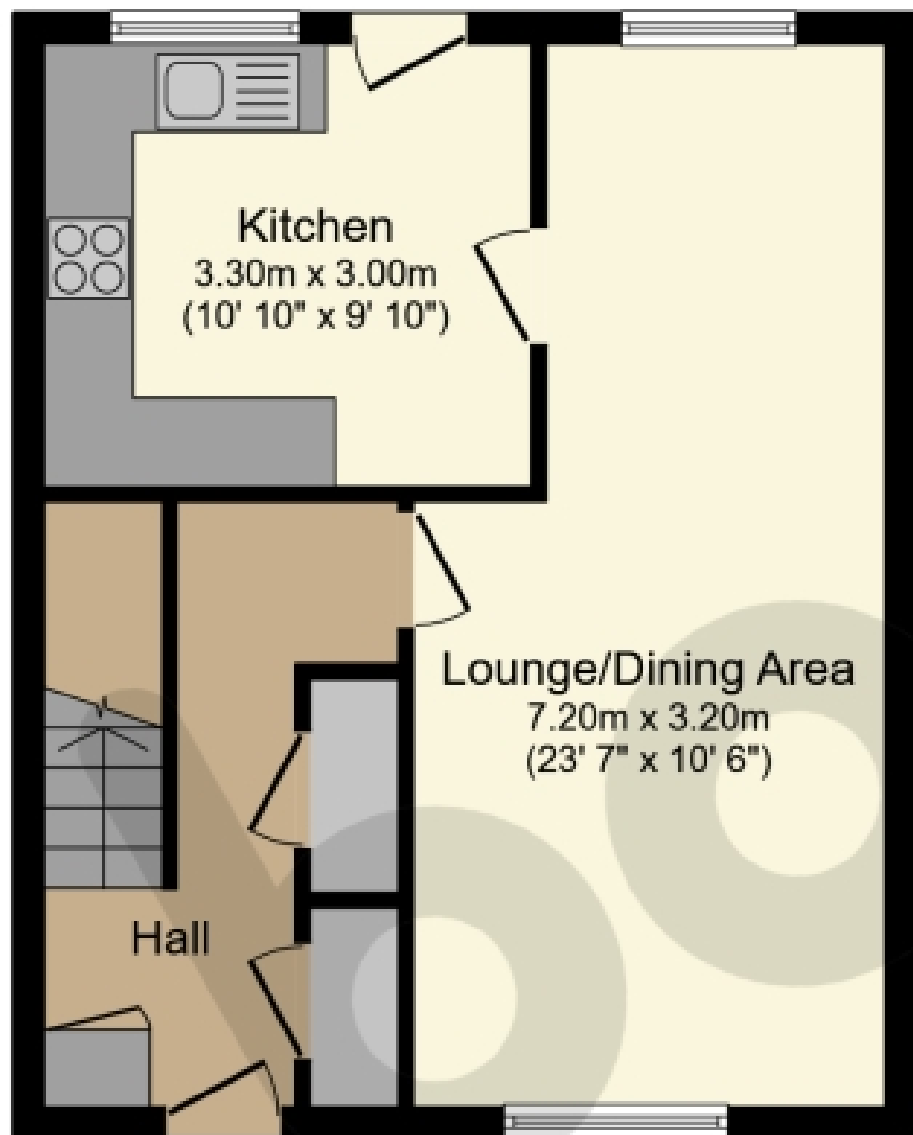




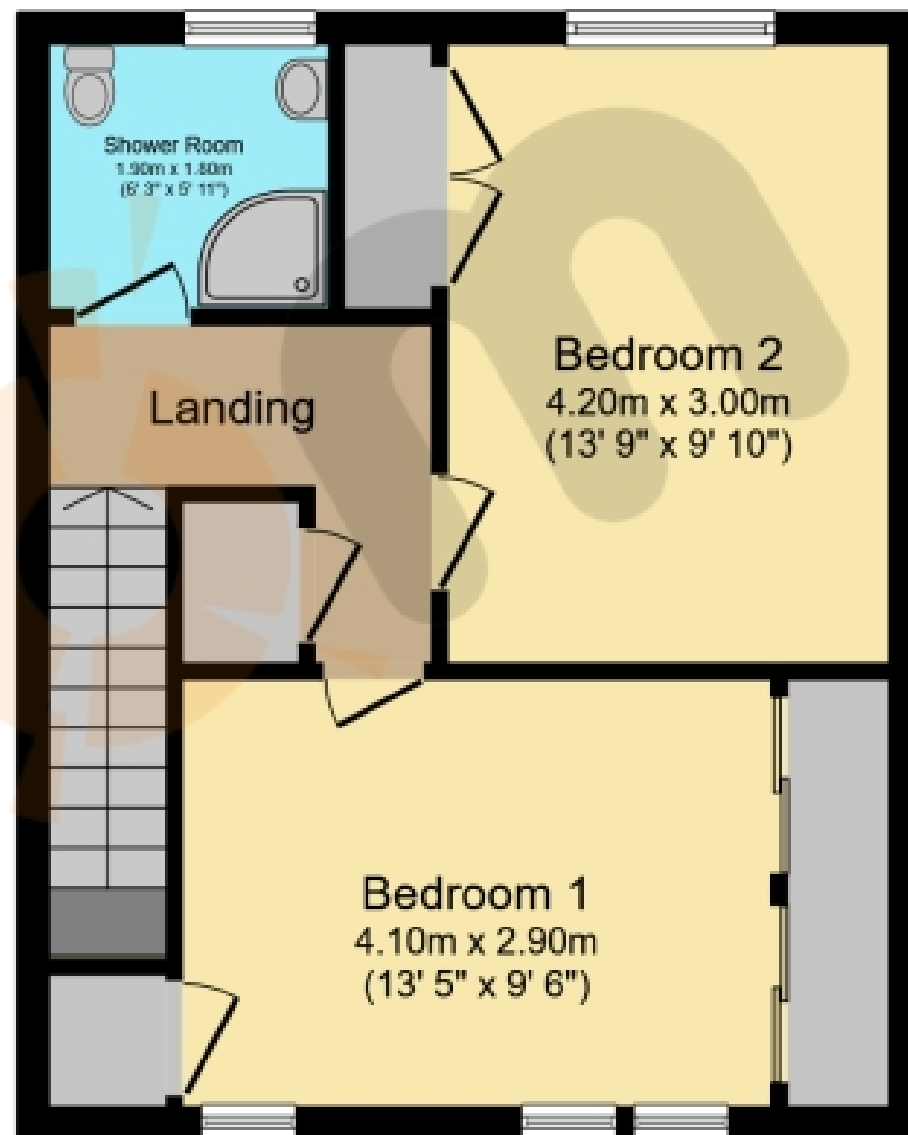
Sycamore Avenue, Beith

Offers Over £103,000





Ground Floor



First Floor

Total floor area: 82.1 sq.m. (883 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 fantastic two-bedroom end-terraced home presents an ideal opportunity for first-time buyers, families and those downsizing, offering spacious and well-presented accommodation throughout. Benefitting from a large rear garden and a driveway providing off-road parking.

Stepping into the home, you are welcomed by an entrance hallway providing access to both ground floor rooms. The spacious lounge is tastefully decorated in neutral tones and benefits from dual-aspect windows, allowing an abundance of natural light to fill the room. A charming focal-point fireplace adds warmth and character to the space.

The ultra-modern kitchen offers an excellent space for cooking and food preparation, featuring sleek white base and wall-mounted units complemented by contrasting black marble-effect worktops. The sale of the property can also include any desired white goods.

Ascending to the first floor, you will find two generously sized bedrooms, both comfortably accommodating a double bed and benefitting from built-in storage solutions. The stylish shower room is fully tiled and comprises a W.C., wash hand basin, and a walk-in shower cubicle.

Externally, the rear garden has been designed with low maintenance in mind, featuring a large patio area alongside a pebbled section. Enclosed by tall wooden fencing, the garden enjoys a high degree of privacy.

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.

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