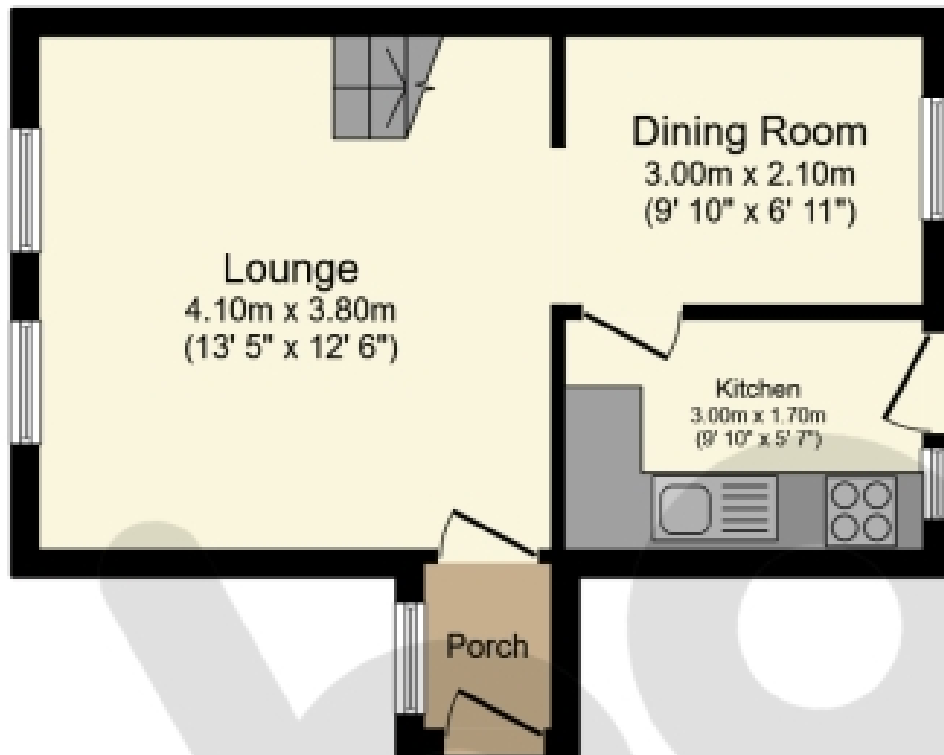




**Maxwell Court, Beith**

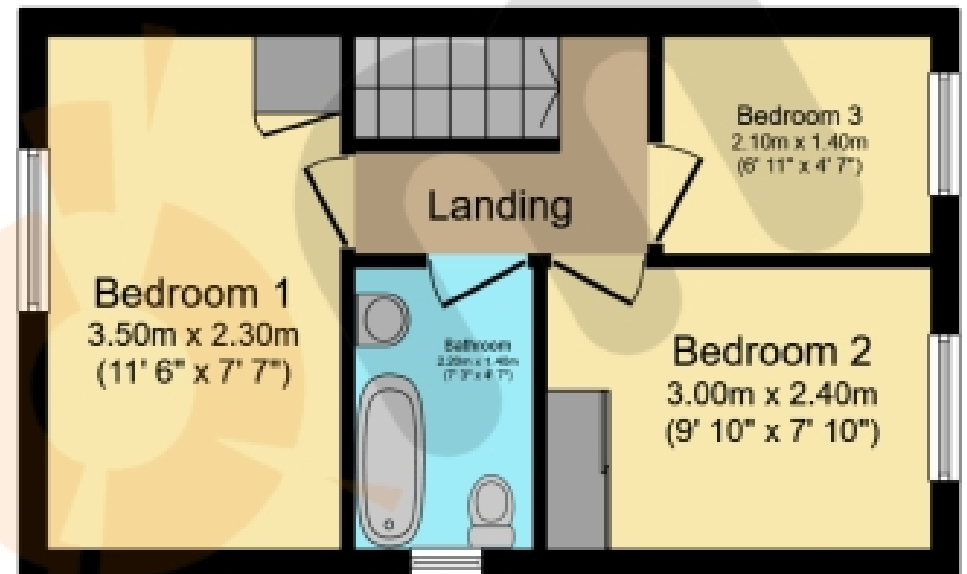
**Offers Over £125,000**





### Ground Floor

Floor area 29.0 sq.m. (312 sq.ft.)



### First Floor

Floor area 27.6 sq.m. (297 sq.ft.)

**Total floor area: 56.6 sq.m. (609 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](http://www.Propertybox.io)

## THE PROPERTY

This fabulously spacious three-bedroom home offers generous living space on a substantial corner plot on a popular Beith locale. Family bathroom and w.c. plus 2 public rooms. Early viewing is recommended. Please contact The Property Boom for much more info.

Stepping through the front porch, you are welcomed straight into the lounge; a stylish space featuring sleek oak-effect flooring that runs the full length of the room. A large archway seamlessly connects the lounge to the open-plan dining area, creating an ideal setting for family meals or entertaining guests.

Continuing through the ground floor, you'll find a well-appointed kitchen with ample base and wall-mounted cabinetry, offering plenty of storage along with space for white goods.

Upstairs, the first floor comprises three bedrooms. Bedrooms one and two are both generously sized and can comfortably accommodate double beds, while bedroom three provides a versatile space, perfect for a home office or gym. The bathroom is fitted with a bath and overhead shower, wash hand basin, and W.C.

The property is located on a most substantial corner plot with a vast area of lawn to the side, lawned front garden, as well as a fully enclosed area of garden to the rear which features a spacious patio area designed for low-maintenance and upkeep.

This family home is ideally situated for Beith Primary and within walking distance of the secondary school, 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 a 20-minute 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. 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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