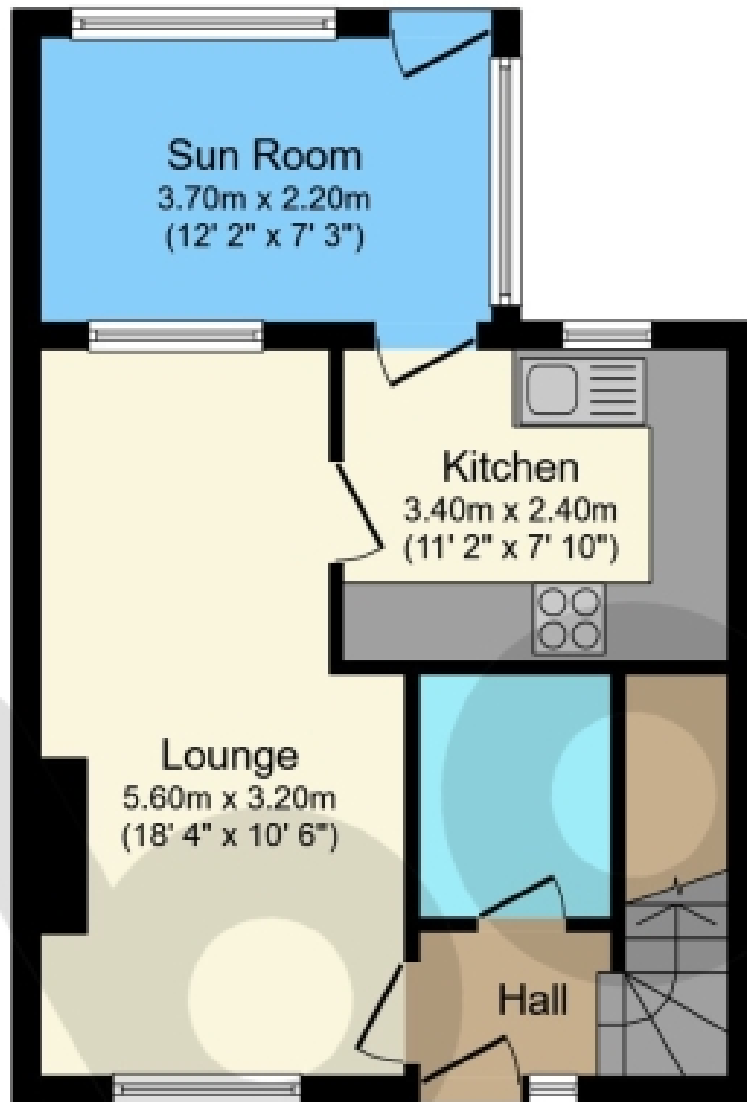




**St. Inans Drive, Beith**

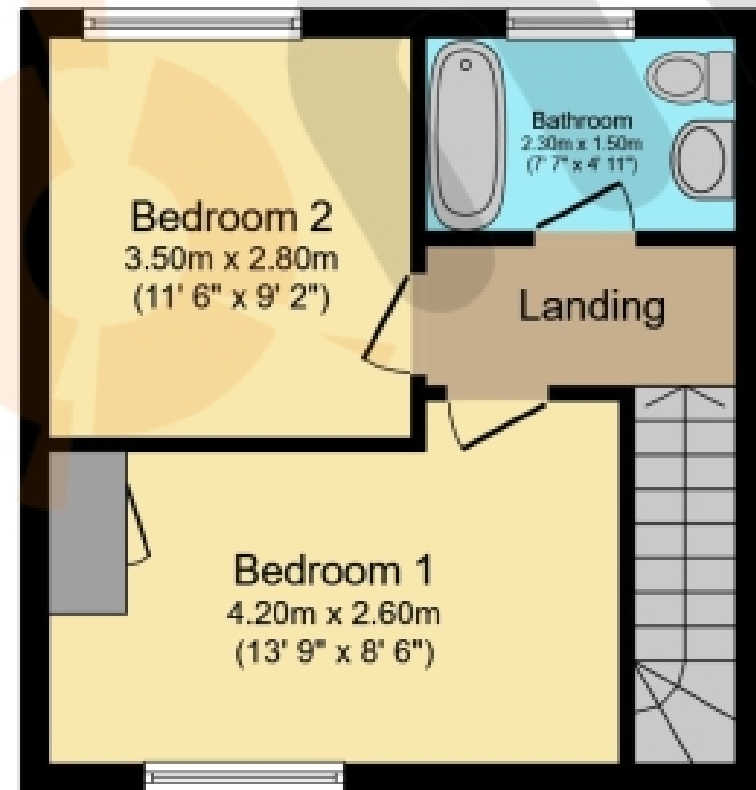
**Offers Over £119,000**





### Ground Floor

Floor area 38.1 sq.m. (410 sq.ft.)



### First Floor

Floor area 29.7 sq.m. (320 sq.ft.)

**Total floor area: 67.7 sq.m. (729 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

Check out this FULLY REFURBISHED HOME! A brand-new kitchen and bathroom, newly installed double-glazed windows, a boiler, along with solar panels for improved energy efficiency and a beautifully landscaped rear garden. Get in touch with The Property Boom for much more information.

To the front, a generous lawn and patio area welcome you to the property, leading into a fresh and inviting reception hallway. You are welcomed into a spacious family lounge and dining area, finished in neutral tones and newly installed dual-aspect double-glazed windows.

The lounge leads directly into the brand-new Wren kitchen, featuring high-gloss white base and wall-mounted units paired with marble-effect worktops, along with a full range of quality integrated appliances, including a dishwasher, fridge, freezer, oven, gas hob, and extractor fan.

Completing the ground level is the sunroom, a charming extension that provides the perfect place to relax while enjoying views over the landscaped rear garden.

Into the upper level are two generously proportioned double bedrooms with the Bedroom One benefiting from built-in storage. The contemporary family bathroom has been recently upgraded and includes a W.C., wash hand basin, and a bath with an overhead shower alongside an LED mirror, vanity unit and heated towel rail.

Externally, the rear garden has been beautifully landscaped, featuring a manicured lawn and sociable patio area, all enclosed by wooden fencing to provide both privacy and security.

The property further benefits from brand-new gas central heating and full double glazing throughout, along with solar panels, all contributing to an energy-efficient and cost-effective home.

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.

\*Please note we have used AI technology to internally enhance this listing.

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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