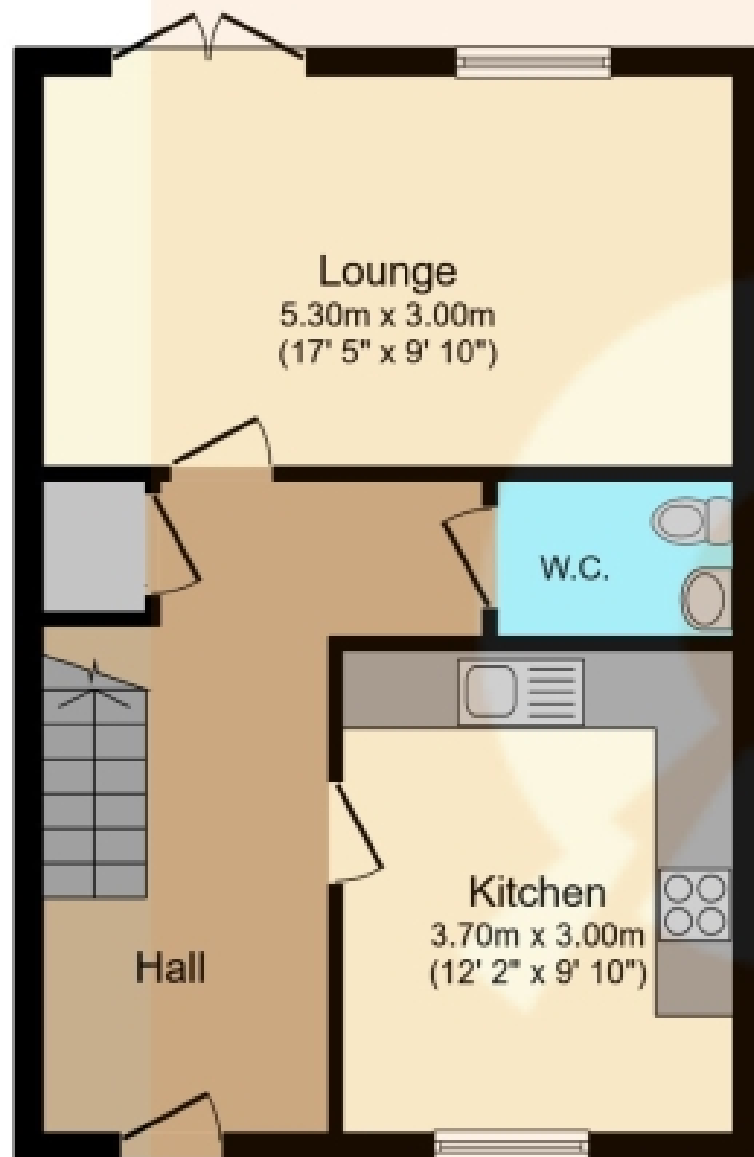




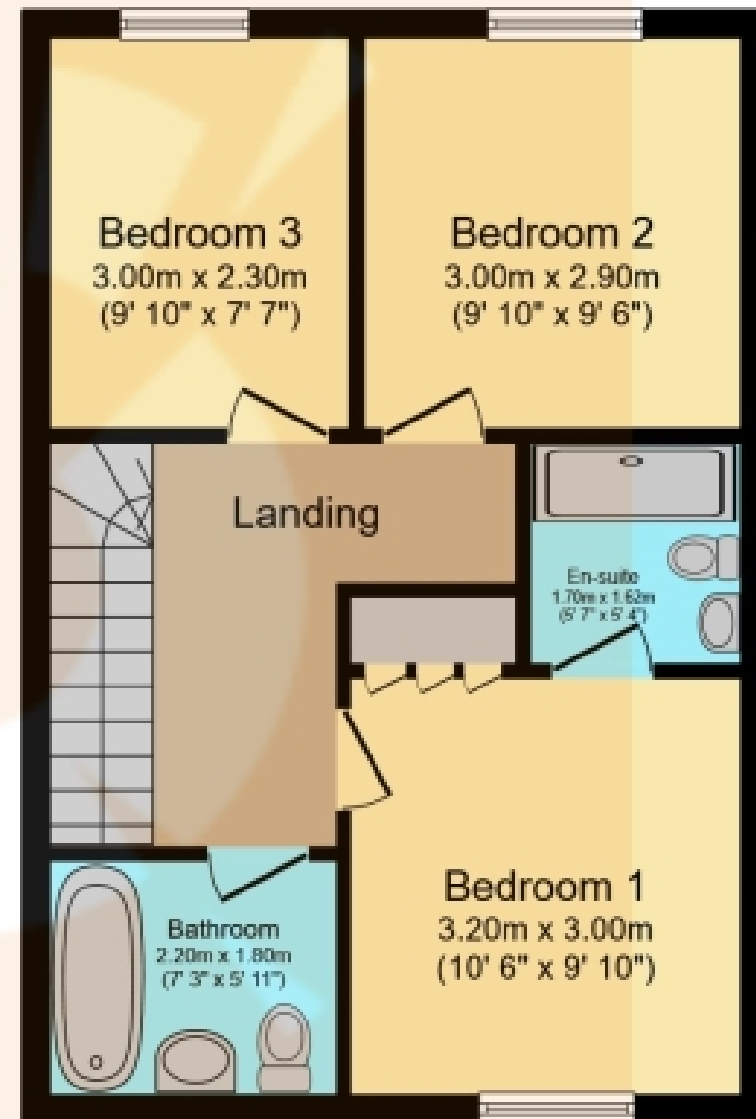
**Auldlea Gardens, Beith**

**Offers Over £190,000**





**Ground Floor**



**First Floor**

Total floor area 85.9 sq.m. (924 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## THE PROPERTY

Here's What Our Clients Love:

"We have loved living in Auldelea Gardens. It is a lovely, welcoming and friendly street with regular street get togethers for the kids and adults. The location is perfect for all amenities and views surrounding us are amazing. Our favourite part of the house is the backdoor views and watching the sunset over the hills. It has not been an easy decision to sell our home, but we are sure the next owners will love it just as much as we have."

Auldelea Gardens is a charming semi-detached family home, ideally suited for first-time buyers, growing families and professionals alike. The property benefits from no through traffic, countryside views, and proximity to local schooling and amenities. Beith also offers excellent transport links, with Glengarnock Train Station just a short drive away.

Upon entering the home, the welcoming entrance hallway provides access in the first instance to the spacious family lounge featuring sleek modern interior with stylish grey accents and panelling. Double French doors open the rear patio and garden space, framing picturesque countryside views. Conveniently located beside the lounge, the W.C. adds practicality and is perfect for guests.

The spacious dining kitchen comprises of a range of matte base and wall-mounted units, with contrasting butcher-block effect countertops. Integrated appliances include a 4-ring gas hob with extractor hood, electric oven/grill, fridge/freezer, washing machine and dishwasher which will also be included within the sale. The generous dimensions of the kitchen allow ample space for a dining table and chairs – perfect for family mealtimes and entertaining.

Upstairs, the property offers three well-proportioned bedrooms, an en-suite shower room, and the family bathroom. The master bedroom boasts built-in storage as well as its own en-suite shower room. The modern family bathroom completes the internal accommodation, consisting of a shower-over-bath with glass screen, W.C., and wash-hand basin.

The rear garden is fully enclosed and is predominantly laid to lawn with a large sociable patio area, and stunning open views of the surrounding countryside. An ideal outdoor space for both relaxation and family enjoyment.

This property further gains from gas central heating and double glazing throughout.

This family home is ideally situated for Beith Primary and within safe 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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