



**10 Aitken Drive, Beith**

**Offers Over £185,000**





## Ground Floor

Total floor area 101.6 sq.m. (1,094 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

**\*\* SUBSTANTIAL PLOT \*\* IMPRESSIVE DIMENSIONS \*\* EXCELLENT IN-BUILT STORAGE \*\* MULTI-CAR DRIVEWAY \*\* DETACHED GARAGE \*\*** Please contact your personal estate agent, The Property Boom, for much more information and a copy of the Home Report.

Nestled within a sought-after Beith estate, No. 10 Aitken Drive presents a seldom available detached bungalow occupying a desirable plot. This single-level residence is ideal for those seeking a downsizing opportunity or a comfortable family home.

The front of the property welcomes you with a landscaped garden which is predominantly laid to lawn with mature shrubbery. An extensive monobloc multi-car driveway leads to the detached garage, providing safe off-street parking for a number of vehicles.

Upon entering, the inviting reception hallway grants access to all rooms, accompanied by fabulously spacious storage cupboards. The lounge impresses with its generous dimensions, allowing for various furniture configurations, enhanced by a large, double-glazed window that fills the room with abundant natural sunlight.

The well-appointed kitchen features a host of wall and base mounted units paired with contrasting granite-effect worktops, creating an efficient workspace. There is ample space for free-standing appliances where desired, and adjacent to the kitchen, a charming dining room offers an ideal space for family meals with French doors that seamlessly connect to the rear-facing conservatory - providing a flexible living space for a second sitting room.

No. 10 provides extremely flexible living and could be staged as either 3 double bedrooms plus lounge or 2 bedrooms/2 public rooms. The property has generously proportioned double bedrooms, and completing the internal accommodation is a modern three-piece shower room featuring a walk-in shower cubicle, W.C., and wash hand basin with stylish chrome fixtures and fittings.

To the rear, you will find the extensive and fully enclosed garden space, predominantly laid to lawn. A sociable patio area and mature shrubbery enhance privacy, creating a perfect spot for both kids and pets alike.

The property is ideally situated for Beith Primary and within safe walking distance of the newly built secondary School, Garnock Community Campus with 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.

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