



54 Beech Avenue, Beith

Offers Over £85,000





Ground Floor

Floor area 45.4 m² (488 sq.ft.)



First Floor

Floor area 45.3 m² (488 sq.ft.)

TOTAL: 90.7 m² (976 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

UPGRADING/MODERNIZATION REQUIRED * SOUGHT-AFTER SEMI-DETACHED HOME * SPACIOUS KITCHEN * THREE GENEROUSLY PROPORTIONED DOUBLE BEDROOMS * FULLY TILED THREE-PIECE FAMILY BATHROOM * View in Person or Online. Please contact your personal estate agents, The Property Boom for much more information and a copy of the Home Report.

Welcome to No. 54 Beech Avenue. Situated within the ever-popular Beith locale, this semi-detached property will appeal to those looking to work on upgrading a property and therefore make an excellent investment; not only for investors but also for first-time buyers, growing families etc.

Situation in a quiet cul-de-sac, to the front of the home is a fabulously low-maintenance garden with a driveway, providing safe off-street parking. Upon entering, you are welcomed through the reception hallway which provides access in the first instance to the lounge on the left.

The family lounge is spacious and offers ample room for a dining table and chairs, and the space is filled with an abundance of natural sunlight from the main front window.

Moving from the lounge to the kitchen, you'll find easy access to the back garden area via the modern external door.

Returning to the hallway, the ground level is completed with a storage cupboard and a fully tiled family bathroom, featuring a bath with an overhead shower, a W.C., and a washbasin with storage.

On the upper level are three generously proportioned double bedrooms, all with an element of built-in storage solutions.

The rear garden offers a generous grassy area with trees and bushes, a paved section, and a gravel area that leads to the multi-car driveway. It also includes a garden shed and greenhouse.

This ideal family home is a short walk to Beith Primary and only a short drive to the recently built secondary School, Garnock Community Campus complete 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 picturesque town of Beith is a delightful place with local cafes and an eclectic range of shops.

We would highly recommend an early viewing to avoid disappointment. 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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