



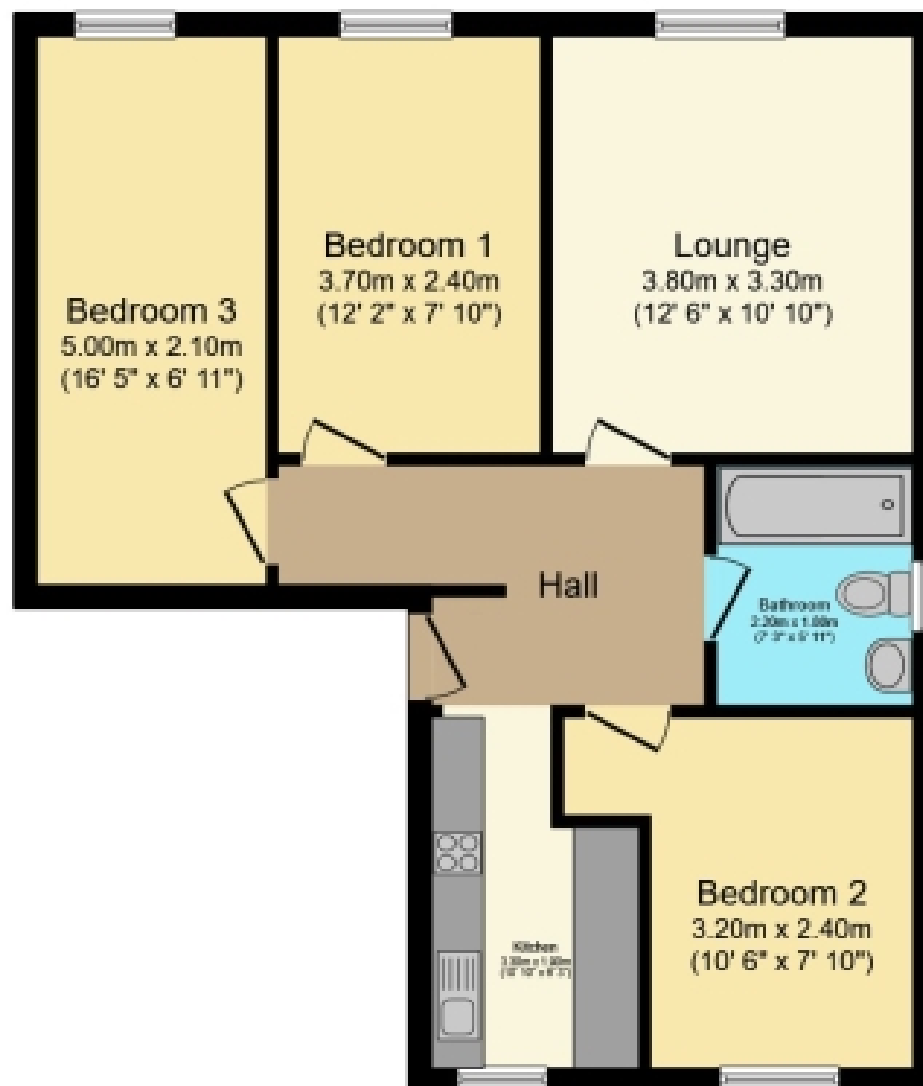
**12 Janefield Place, Beith**

**Offers Over £55,000**









## Floor Plan

Floor area 59.4 m<sup>2</sup> (639 sq.ft.)

**TOTAL: 59.4 m<sup>2</sup> (639 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

**\*CHARMING SANDSTONE APARTMENT \* IMPRESSIVE HEIGHT & DIMENSIONS THROUGHOUT \* FANTASTIC FIRST-TIME PURCHASE \* WELL-MAINTAINED COMMUNAL GARDEN \* NO ONWARD CHAIN \*** Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report. Welcome to No.12 Janefield Place, a charming first-floor apartment nestled within a lovely sandstone building in the highly desirable Beith locale. This rarely available property offers an excellent opportunity for first-time buyers or those seeking a buy-to-let investment, with convenient access to many local amenities and excellent transport links.

Upon entering the building, you are greeted by a well-maintained communal close and staircase leading to the first floor. The neutrally decorated reception hallway sets a welcoming tone. The impressive family lounge boasts generous proportions and ceiling heights, complimented by neutral décor and abundance of natural light streaming through the large bay window.

The fitted kitchen features both floor and base-mounted units paired with granite effect worktops, creating an efficient workspace. There is ample space for a washing machine and fridge freezer, ensuring practicality and convenience.

The property includes three generously proportioned bedrooms, offering flexible accommodation for a multitude of uses. Completing the interior is a fully tiled, three-piece family bathroom, comprising a bathtub with an overhead shower, a W.C., and a wash hand basin, all finished with chrome fixtures and fittings.

Externally, residents have access to a communal rear garden, featuring a shared drying green, mature shrubbery, and decorative planting. This low-maintenance outdoor space provides the perfect space to relax and enjoy.

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Beith Primary is close by, and the property is 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, library, butchers 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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[www.thepropertyboom.com](http://www.thepropertyboom.com)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)