



Innesdene, 16 Glebe Road, Beith

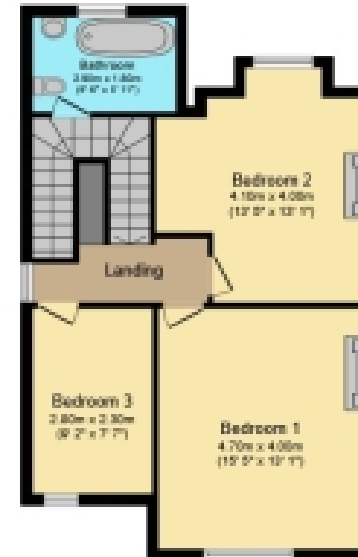
Offers Over £180,000





Ground Floor

Floor area 102.6 m²
(1,104 sq.ft.)



First Floor

Floor area 59.4 m² (639 sq.ft.)

TOTAL: 162.0 m² (1,743 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

**** ONE OF BEITHS MOST DESIRABLE ADDRESSES ** SELDOM AVAILABLE OPPORTUNITY ** MASSES OF POTENTIAL ** FANTASTIC FAMILY ACCOMMODATION ****

Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to "Innesdene", 16 Glebe Road and this rarely available three-bedroom sandstone property with masses of potential for its next owner to create their own stylish/comfortable home. Boasting one of Beith's most favourable addresses, this desirable family home does require modernisation, however this is reflected in the highly competitive asking price.

Externally, the property is situated on a sizeable plot with a multi-car driveway providing safe off-street parking for up to three cars.

Entering via the welcoming reception hallway, you'll instantly be impressed to realise that the property has retained many of its original period features to include impressive ceiling heights and intricate ceiling cornicing – a theme which is carried throughout.

The formal lounge is infused with natural sunlight, thanks to the large bay window formation. An additional public room can be found off the lounge, offering a further space for entertaining guests all year round. There is also a separate dining room, which could easily be utilised as a 4th bedroom if desired.

The ultra-modern kitchen has been recently replaced, featuring a selection of matte navy wall to floor mounted units with contrasting butcherblock effect countertops. Integrated appliances include a 4-ring gas hob, electric oven/grill, extractor hood, and there is further space for free-standing appliances where desired. The kitchen further benefits from a large pantry-style cupboard, offering excellent storage solutions.

Access to the upper level is via a carpeted staircase with timber handrail leading to three generously proportioned bedrooms, with Bedrooms One and Three offering uninterrupted views over the town of Beith and beyond. Completing the internal accommodation is the family bathroom comprising of a three-piece suite to include shower-over bath, w.c. and wash-hand-basin.

The rear garden features a large sociable patio area and section of gravel, however, has the potential to be transformed to a fabulous outdoor space to enjoy throughout the summer months.

Ideally situated for Beith Primary and within the catchment area for 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.

This rarely available home will no doubt be very popular therefore we would highly recommend an early viewing. 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.

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