



33 Balfour Avenue, Beith

Offers Over £119,995





Floor Plan

Floor area 90.2 m² (971 sq.ft.)

TOTAL: 90.2 m² (971 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

BOOM !! ** FANTASTIC INVESTMENT OPPORTUNITY ** FAVOURABLE BEITH ADDRESS ** THREE DOUBLE BEDROOMS ** DINING KITCHEN ** MONOBLOC DRIVEWAY & INTEGRAL GARAGE **. Please contact your personal estate agent, The Property Boom, for much more information and a copy of the Home Report.

Situated within Balfour Avenue, one of Beith's most admirable addresses, is this spacious semi-detached bungalow. No. 33 requires modernisation which is reflected within the competitive asking price. The home offers masses of potential and is sure to make a fabulous family home upon relevant renovations being carried out.

To the front of the home is a manicured lawn section and monobloc driveway leading to the integral garage and front entrance. Upon entering, you are welcomed through the dining kitchen in the first instance offering ample wall and base mounted units and worktops for an efficient workspace. The generous dimensions allow for ample dining space too.

The family lounge impresses with its large proportions, further enhanced by an abundance of natural light, coming through the large window formation. Within No. 33 are three well-proportioned double bedrooms, offering a blank canvas for spacious and flexible living. Completing the property internally is a fully tiled, three-piece family bathroom comprising of bathtub with overhead shower, W.C. and wash hand basin.

To the rear is an extensive, low maintenance garden. Predominantly laid to lawn and enclosed with timber fencing and mature shrubbery for added privacy.

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. Thank you.

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www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com