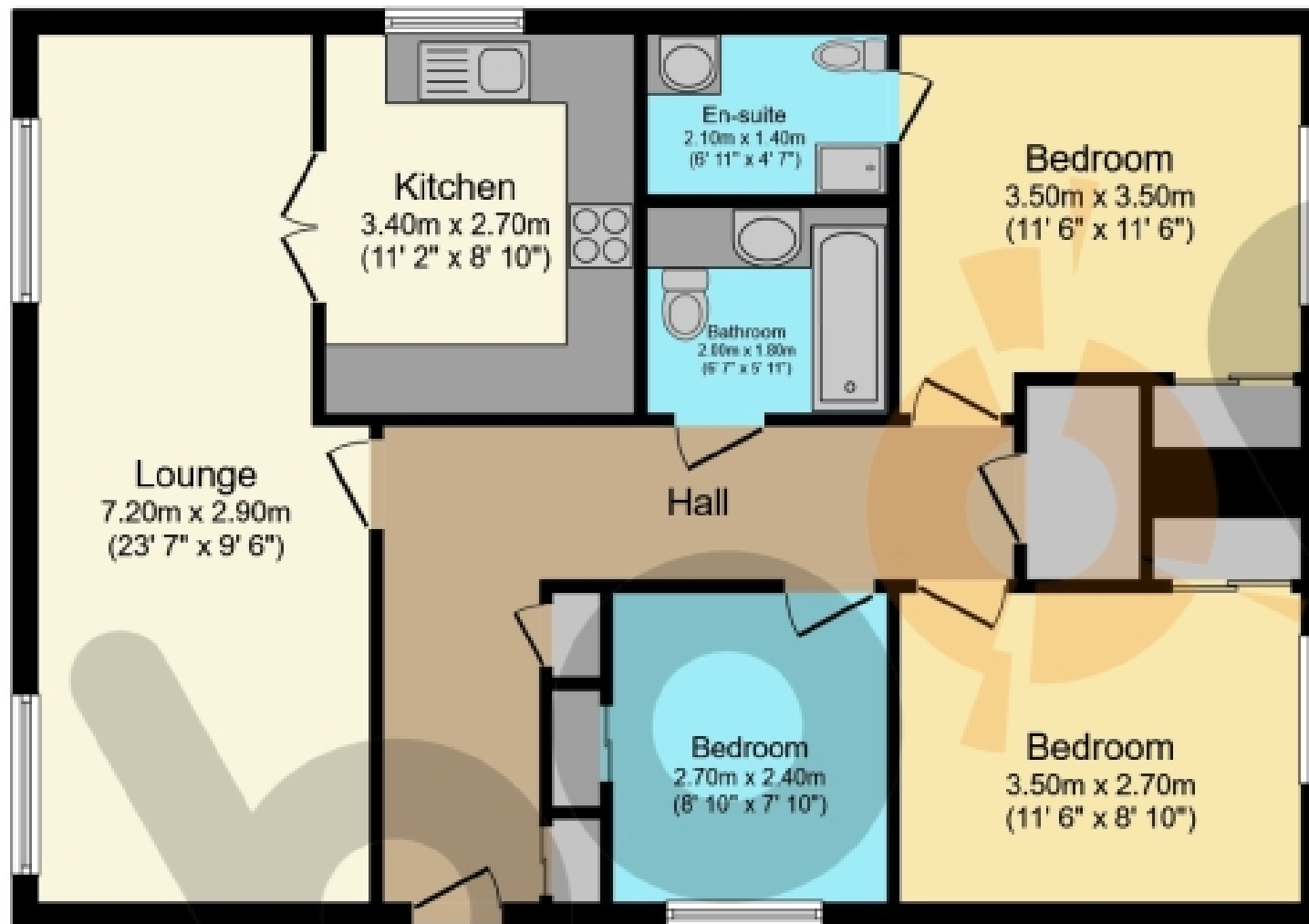




11 Spiers Avenue, Beith

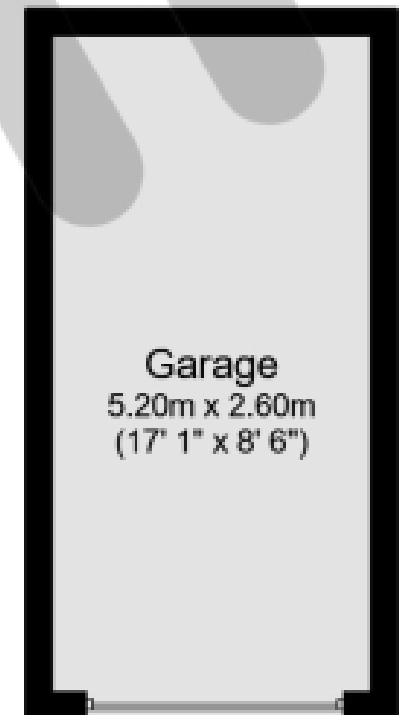
Offers Over £240,000





Floor Plan

Floor area 83.0 m² (894 sq.ft.)



Garage

Floor area 13.2 m² (142 sq.ft.)

TOTAL: 96.2 m² (1,035 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

**** SPACIOUS BUNGALOW IN POPULAR LOCALE * QUIET CUL DE SAC * MULTI CAR DRIVEWAY WITH GARAGE * ENCLOSED REAR GARDEN WITH SOCIABLE PATIO AREA * MODERN KITCHEN WITH CHIC CABINETS * View in person or online. Get in touch with your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.**

Welcome to No 11 Spiers Avenue, Beith. This fantastic 3 bedroom bungalow has a tranquil cul de sac location. It presents the ideal opportunity for families looking for their forever home, and is the perfect down sizing opportunity. Externally, the property features a large multi car driveway, along with a garage, offering masses of convenient and safe off-street parking.

Entering the property itself, you are presented with a welcoming entrance hallway, which connects you seamlessly with all rooms in the home. The lounge is spacious, and features its own designated dining area. It also has the added benefit of masses of natural light from the double window formation.

The kitchen is well appointed, and features chic wall and base mounted cabinetry. There are also led lights adding an element of modernisation and brightness. Integrated appliances include: an oven, electric hob, microwave and a fridge/freezer.

The three bedrooms are generously proportioned. All feature in built storage solutions for added convenience. The master bedroom has an en-suite shower room. Completing the interior is a three piece family bathroom, comprising of a w.c., wash hand basin encased within a vanity unit, and a shower-over-head bath.

To the rear of the property is an enclosed rear garden, featuring a sociable patio area, making it the ideal space for entertaining guests, or even dining alfresco on a warm summer's day.

The property further benefits from gas central heating and double glazing throughout.

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.

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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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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