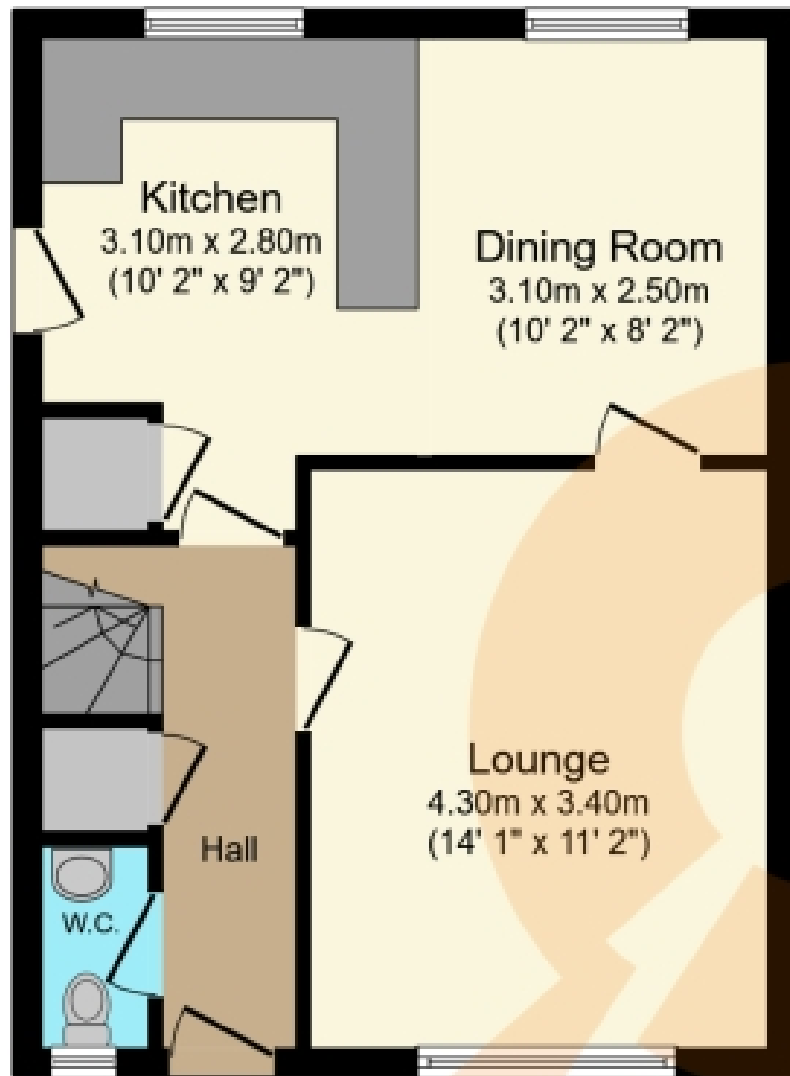




49 Spiers Avenue, Beith

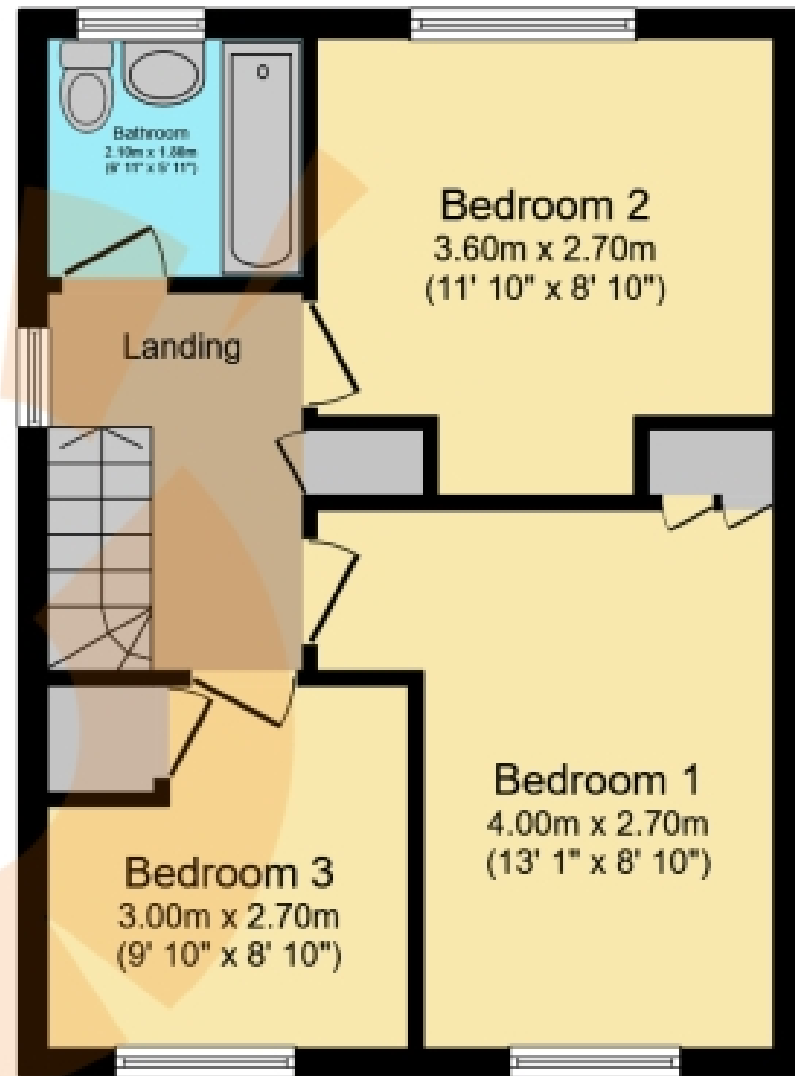
Offers Over £190,000





Ground Floor

Floor area 40.5 m² (436 sq.ft.)



First Floor

Floor area 40.5 m² (436 sq.ft.)

TOTAL: 81.0 m² (872 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

****DESIRABLE FAMILY HOME WITH NO ONWARD CHAIN * FRESHLY DECORATED THROUGHOUT * MULTICAR DRIVEWAY & GARAGE * EXTENSIVE & FULLY ENCLOSED REAR GARDEN * Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.**

Welcome to No.49 Spiers Avenue, a charming, detached home within the sought after Beith locale. The property offers spacious and flexible living with the bonus of no onward chain for a quick and stress-free process.

To the front of the home is a paved multicar driveway & manicured lawn section leading to the front entrance. No stone has been left unturned with the immaculate presentation from the outside in. You're welcomed through a bright and inviting hallway which leads into the family lounge in the first instance.

The family lounge boasts impressive dimensions complimented by an abundance of light and fresh décor. The well-appointed kitchen is fitted with ample wall and base mounted units paired with granite effect worktops for an efficient workspace. The kitchen further benefits from an integrated four-ring gas cooker and oven alongside space for freestanding appliances.

Off the kitchen is a dining room, offering a flexible living space to enjoy an evening meal with family and friends or turn into a home office area. Completing the ground level is a convenient W.C.

Into the upper level are three generously proportioned bedrooms, all boasting excellent in-built storage solutions. Completing the home internally is a partially tiled, three-piece bathroom comprising of bathtub with overhead shower, W.C. and wash hand basin.

To the rear is an extensive and fully enclosed garden, predominantly laid to lawn with a sociable patio area it's the perfect space for children and pets alike.

The property further benefits from gas-central heating and double glazing throughout, providing all rooms with a delightful warmth. It has also been freshly painted and has new flooring.

Ideally situated for Beith Primary and within walking distance of 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.

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

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