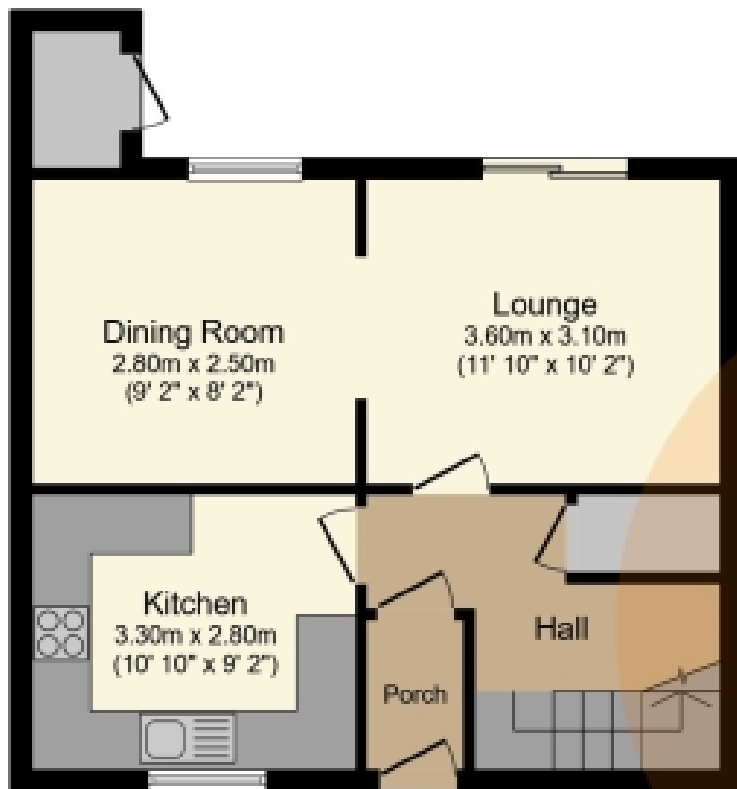




11 Powgree Crescent, Beith

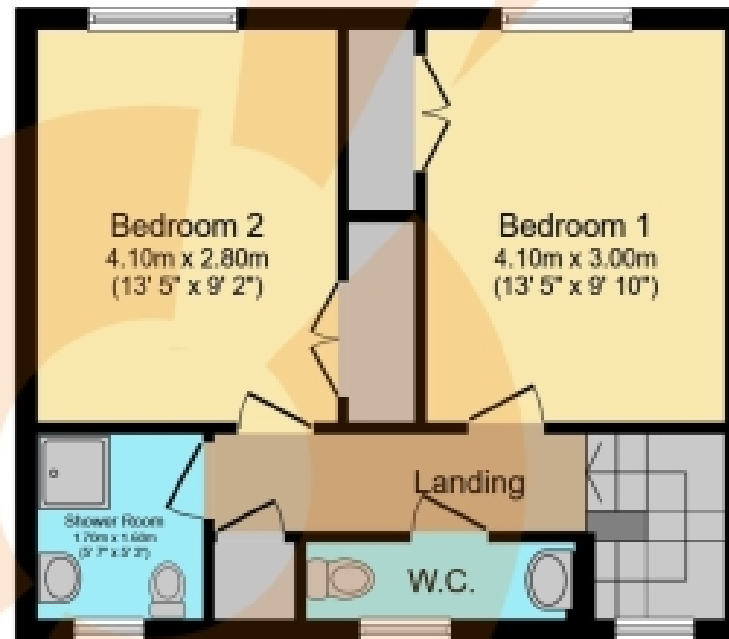
Offers Over £99,995





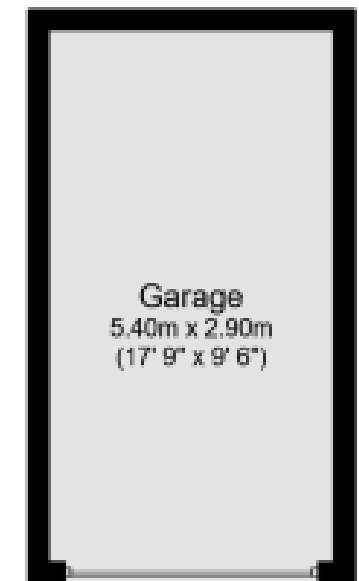
Ground Floor

Floor area 43.4 m² (467 sq.ft.)



First Floor

Floor area 42.0 m² (452 sq.ft.)



Garage

Floor area 15.7 m² (169 sq.ft.)

TOTAL: 101.0 m² (1,087 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

**** SELDOM AVAILABLE LOCATION ** NO ONWARD CHAIN ** COUNTRYSIDE SETTING ** FANTASTIC FIRST-TIME PURCHASE ** TWO DOUBLE BEDROOMS ****. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Nestled on the outskirts of Beith, surrounded by breathtaking Ayrshire countryside, No.11 Powgree Crescent presents a rarely available opportunity for a spacious terraced home. The property makes for a fantastic first-time purchase with the bonus of no onward chain for a stress-free sale.

Within a quiet cul-de-sac, No. 11 has a paved driveway and walkway leading to the front entrance. The home further benefits from a lock-up garage for additional storage. Upon entering, you are welcomed through a bright and airy reception hallway leading to the lounge in the first instance.

The spacious family lounge is neutrally decorated and filled with an abundance of natural sunlight, coming through chic patio doors which face onto the rear garden. Off the lounge is a dining room, offering flexible living space for a multitude of uses such as a home office.

The kitchen is fitted with an array of white wall and base mounted units, paired with butcher-block effect worktops and tiled splashback. Integrated appliances include a 5-ring gas hob, electric oven/grill, alongside space for freestanding appliances where desired.

On to the upper level are two generously proportioned double bedrooms, both holding excellent in-built storage. Completing the property internally is a W.C. and three-piece shower room comprising of a walk-in shower cubicle, W.C. and wash hand basin.

To the rear of No.11 is a fabulously low maintenance and fully enclosed garden, with sociable patio area; it's the perfect space to enjoy during the summer months. A gate to back provides access onto communal grass areas that overlook stunning countryside scenery.

Ideally situated for Beith Primary and 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 delightful with local cafes and an eclectic range of shops. This impressive family home will be very popular. Please watch our property's video tour for a more detailed look. We would highly recommend an early viewing of this contemporary accommodation.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY?

TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

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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