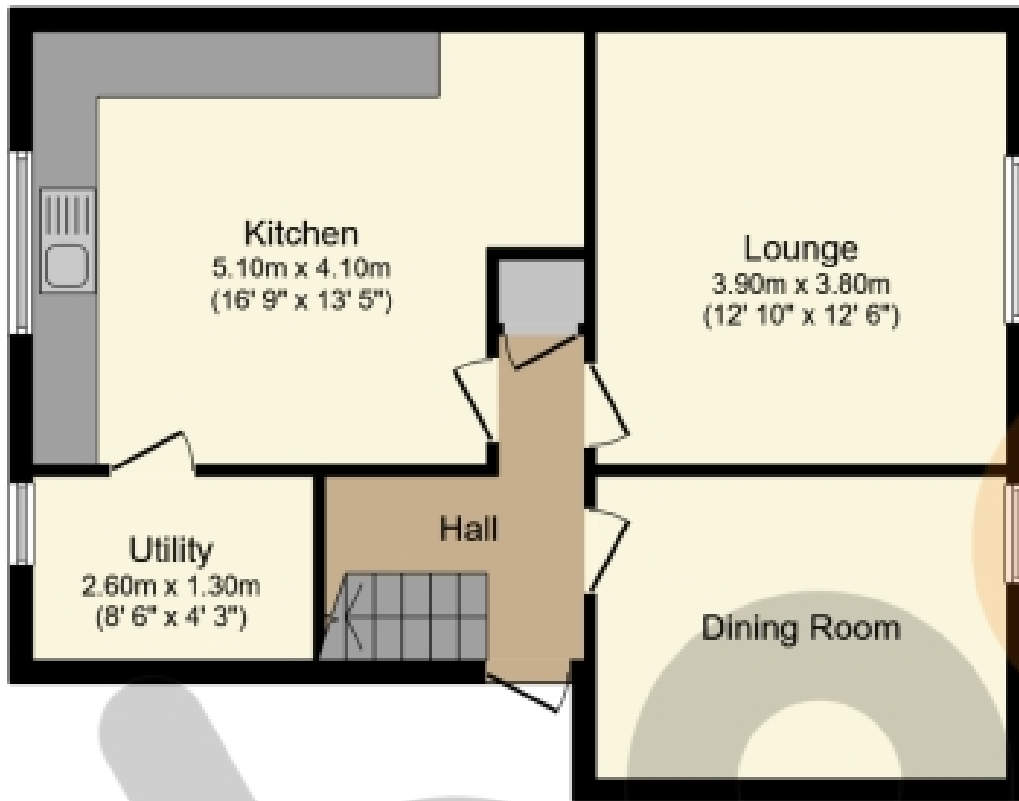




65 Kings Road, Beith

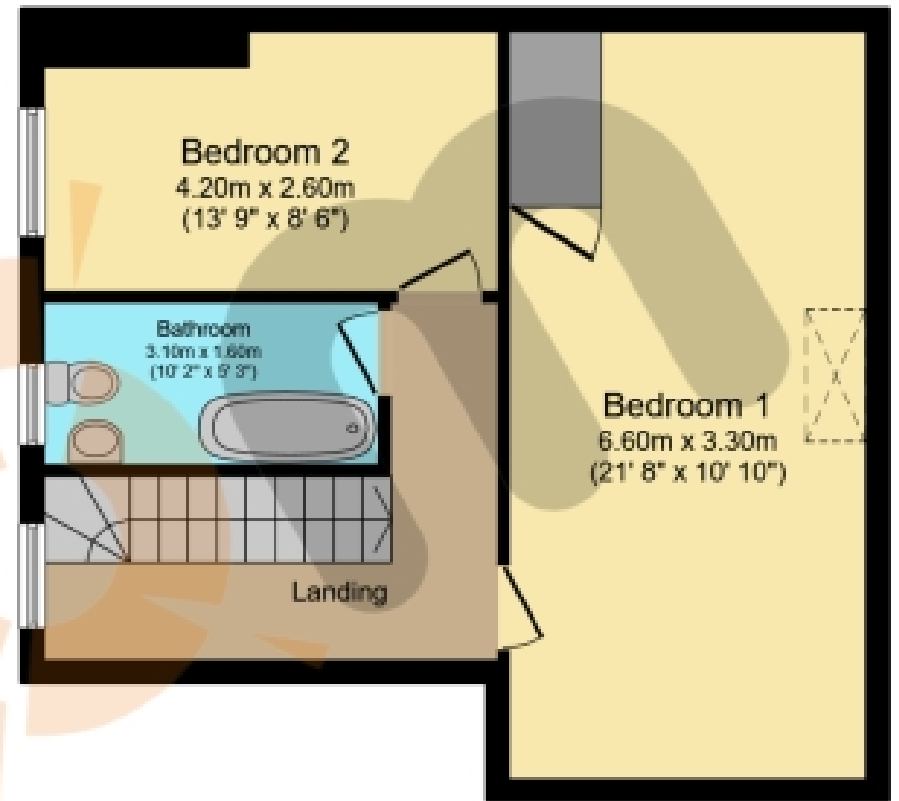
Offers Over £85,000





Ground Floor

Floor area 56.4 m² (607 sq.ft.)



First Floor

Floor area 47.7 m² (514 sq.ft.)

TOTAL: 104.1 m² (1,120 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

*TRADITIONAL SANDSTONE MAISONETTE * IMPRESSIVE DIMENSIONS THROUGHOUT * PRIVATE & COMMUNAL GARDEN SPACE * STONES THROW FROM PUBLIC PARK * NO ONWARD CHAIN *. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No. 65 Kings Road and this impressive first-floor maisonette nestled within a charming traditional sandstone building. This home is filled with potential with its spacious layout. With no onward chain, it presents a fantastic investment opportunity.

Upon entering through the communal entrance and ascending the staircase to the first floor, you are welcomed into No. 65. The family lounge captivates with its generous dimensions, lofty ceilings, and neutral décor. A large window floods the room with natural light, creating a bright and inviting atmosphere.

The dining kitchen is fitted with an array of oak-effect wall and base units paired with dark worktops, creating an efficient workspace. Its impressive size accommodates ample dining space, perfect for family meals or entertaining. Just off the kitchen, a large utility-style cupboard provides valuable additional storage.

Also on the first floor, you'll find a spacious double bedroom offering versatile living space that could easily be used as a dining room or home office, depending on your needs.

Moving to the upper level, two further generously proportioned double bedrooms await, each offering comfort and flexibility. The fully tiled, three-piece bathroom, complete with a bathtub and overhead shower, W.C., and wash hand basin, completes the home internally.

To the rear is an extensive communal drying green, with four private sections allocated to each residence. No. 65 enjoys its own manicured lawn, surrounded by mature shrubbery.

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. Thank you.

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