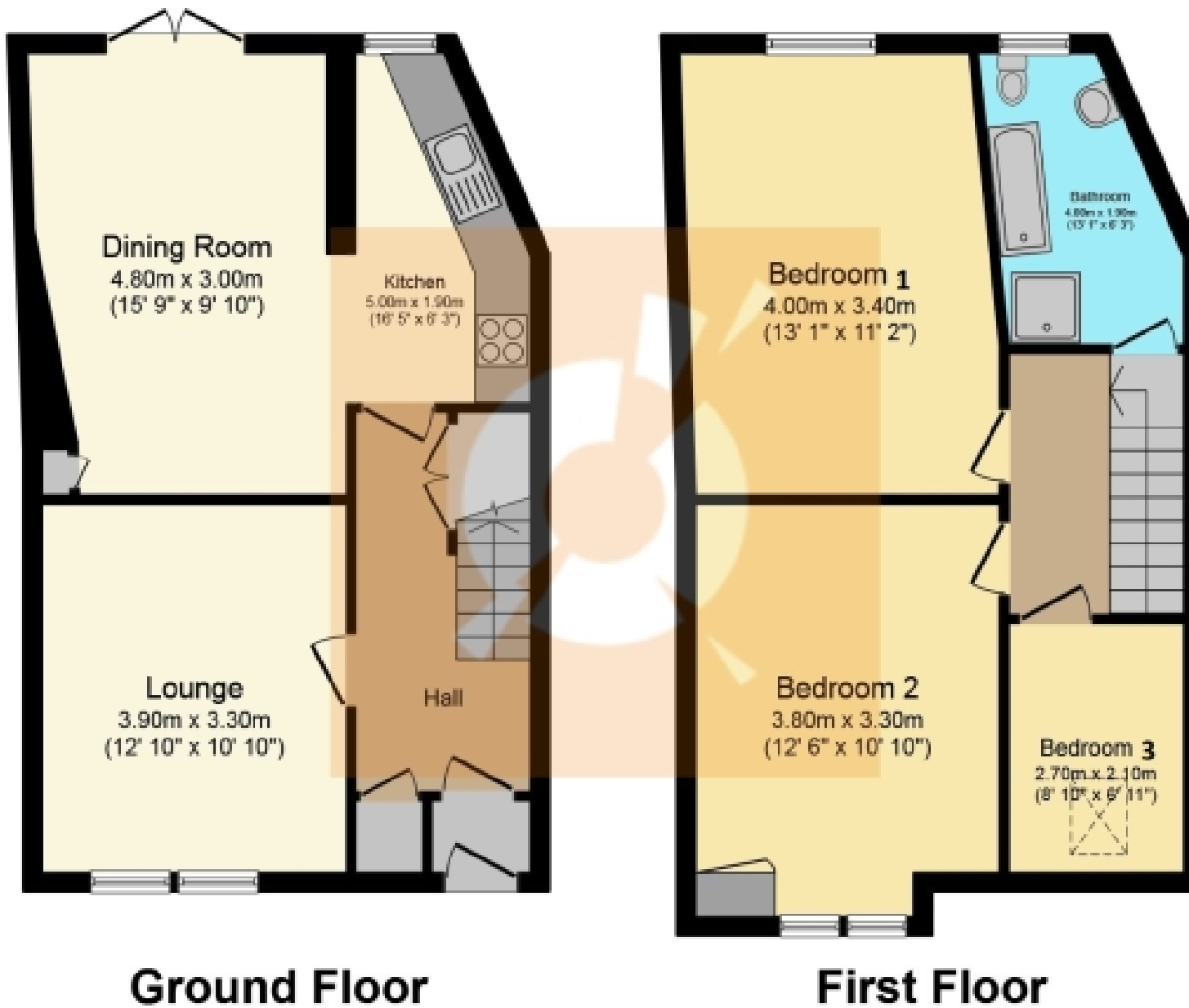




**39 Wilson Street, Beith**

**Offers Over £165,000**





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

**\*CHARMING TRADITIONAL FAMILY HOME \* PRESENTED BEAUTIFULLY THROUGHOUT \* EXTENSIVE & BEAUTIFULLY MANICURED REAR GARDEN \* GENEROUS PROPORTIONS \***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 39 Wilson Street, a charming traditional semi-detached family home, located within the ever-popular Beith locale. The home is ideally situated within walking distance from local schools, amenities and public transport links.

Upon entering, you are welcomed through a warming reception hallway leading to the family lounge with quality hard wood flooring in the first instance. The stylish family lounge has been decorated with fresh, neutral décor that compliments the impressive height and dimensions.

The fitted kitchen holds an array of white wall and base mounted units paired with contrasting worktops for an efficient workspace. Integrated appliances include a 4-ring electric hob, extractor hood, electric oven/grill, alongside ample space for freestanding appliances. Off the kitchen is a charming dining room, offering fabulous flexible living for a variety of uses with chic French doors leading to the rear garden.

On to the upper level are three generously proportioned bedrooms. Completing No.39 internally is an elegant four-piece bathroom comprising of bathtub, walk-in shower cubicle, W.C. and wash hand basin.

The extensive rear garden impresses with a sociable decking area and high-end ceramic paving, perfect for during the summer months. The back of the garden is laid with decorative stone chips, a seating area, and feature pond.

The property further benefits from double-glazing and gas-central heating throughout, providing each room with a lovely warmth.

Ideally situated for Beith Primary and within walking distance of 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.

We would highly recommend an early viewing of this fabulous family home as it will no doubt be very popular. 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.

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.

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**