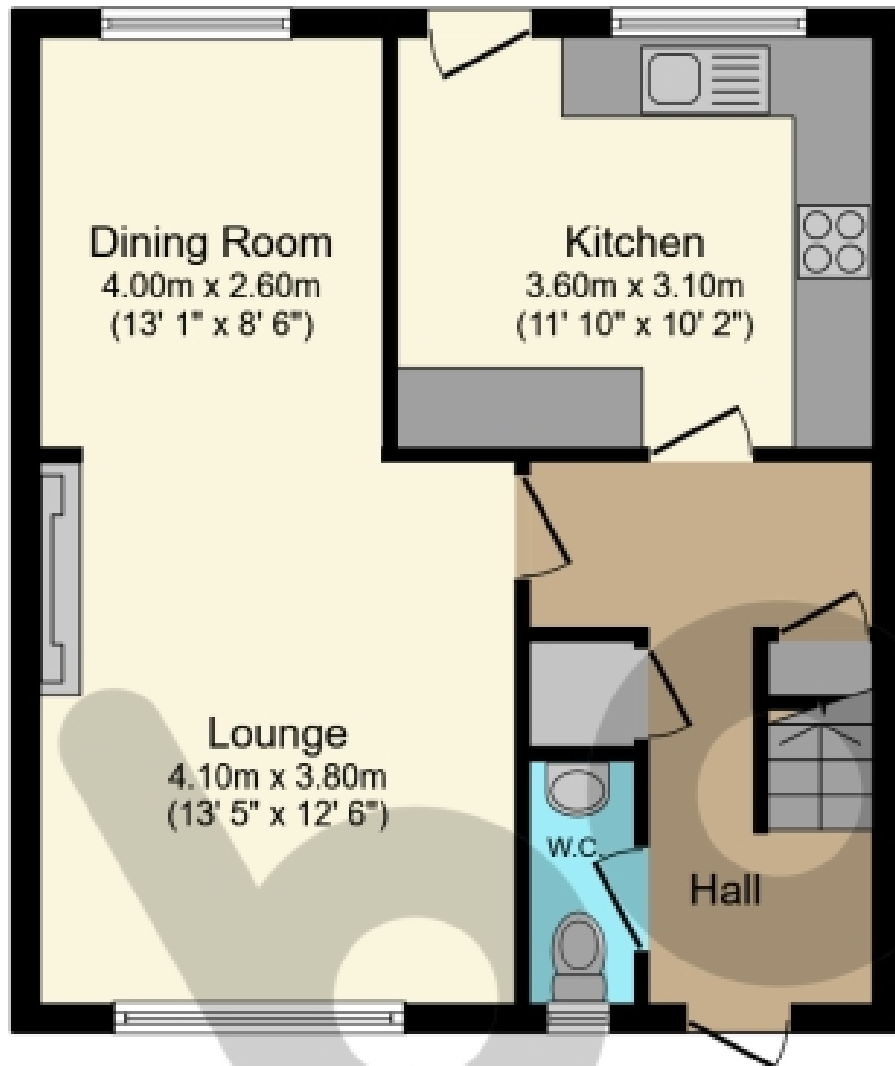




8 Sycamore Avenue, Beith

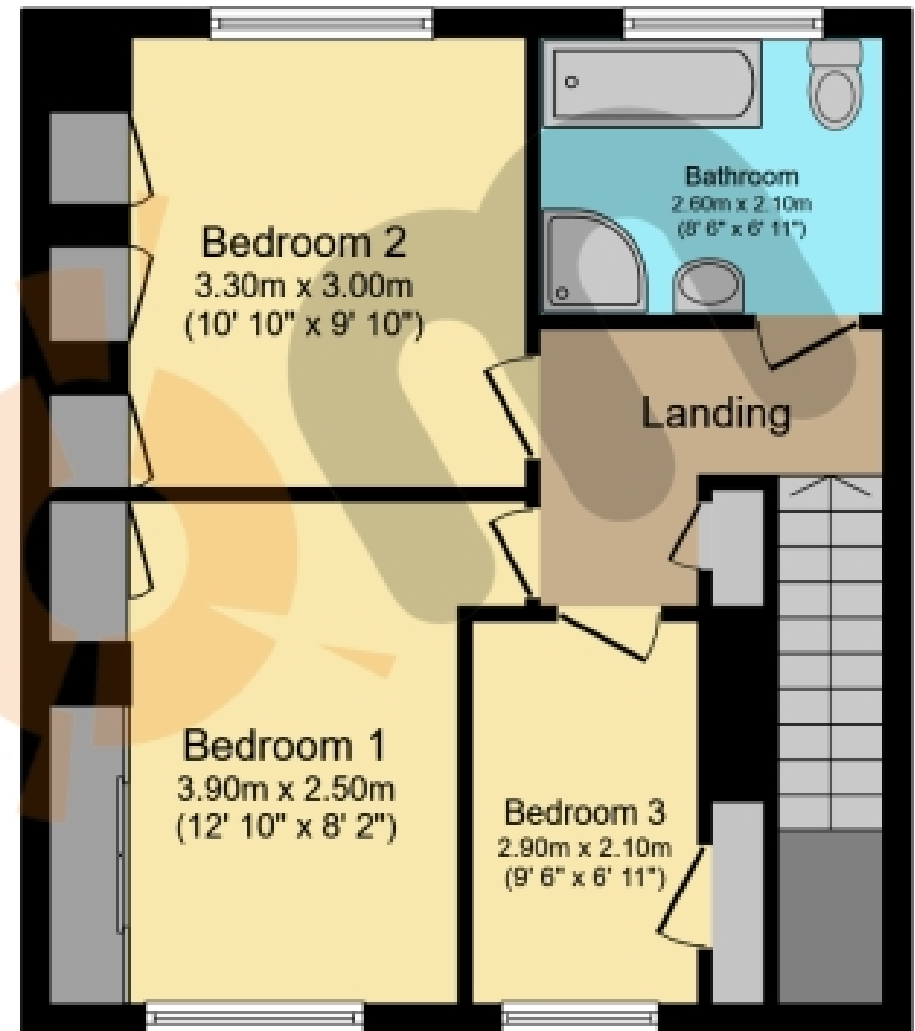
Offers Over £99,995





Ground Floor

Floor area 46.0 m² (495 sq.ft.)



First Floor

Floor area 46.0 m² (495 sq.ft.)

TOTAL: 92.0 m² (990 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 FAMILY HOME * THREE GENEROUS BEDROOMS * LOW-MAINTENANCE REAR GARDEN * GROUND LEVEL W.C. * EXCELLENT IN-BUILT STORAGE * Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.**

Situated in the ever-popular Beith locale, No. 8 Sycamore Avenue is a fantastic end-terraced home offering spacious and flexible living. Ideally located within walking distance of local schools, amenities, and public transport links, this property is perfect for families or first-time buyers alike.

To the front of the home, there's a well-manicured lawn bordered by mature shrubbery for added privacy. A paved multi-car driveway and pathway lead to the front door, where a welcoming reception hallway provides access to the spacious family lounge

The lounge boasts generous proportions, offering ample space for both seating and dining areas. Decorated in neutral tones, it creates a warm and relaxing atmosphere-perfect for unwinding.

The well-appointed kitchen features a range of oak-effect wall and base units, paired with marble-effect worktops. It includes quality integrated appliances such as a four-ring cooker and oven, with additional space for freestanding appliances if desired. Completing the ground floor is a convenient W.C. and excellent built-in storage solutions.

Upstairs, there are three generously proportioned bedrooms, all benefiting from built-in storage. The fully tiled, three-piece bathroom completes the home internally, comprising of a bathtub with an overhead shower, W.C., and wash hand basin.

At the rear of the property is a low-maintenance, fully enclosed garden. Predominantly paved, it features decorative stone chippings and is surrounded by mature shrubbery for extra privacy; perfect for children and pets alike.

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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