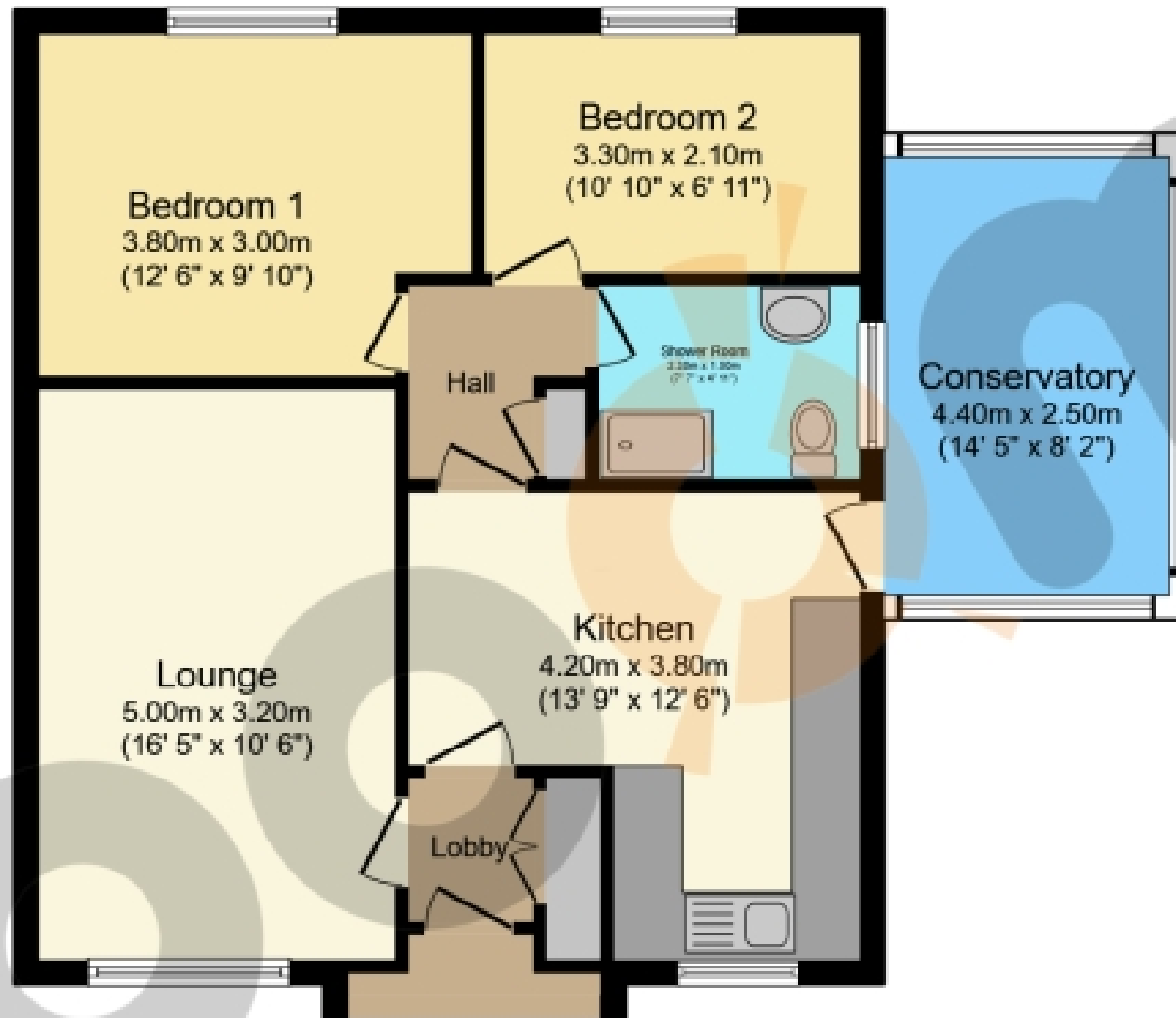




7 Balfour Avenue, Beith

Offers Over £109,995





Floor Plan

Floor area 69.3 m² (746 sq.ft.)

TOTAL: 69.3 m² (746 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

**** SOUGHT-AFTER BEITH ADDRESS ** NO ONWARD CHAIN – FANTASTIC FIRST-TIME PURCHASE OR DOWNSIZING OPPORTUNITY ** DRIVEWAY & GARAGE ** CONSERVATORY **** . Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 7 Balfour Avenue, Beith. This seldom available semi detached bungalow is positioned in a sought-after Beith address, and is just a short walk to a host of local amenities. Externally, the property boasts a driveway and garage, providing safe off-street parking.

Entering the property itself, you will find a spacious family lounge, with a focal point fireplace and large window formation, allowing floods of natural light.

Moving into the kitchen, you will find a host of wall and base mounted cabinetry, with contrasting countertops. There is ample space for free-standing appliances where desired, and the impressive dimensions allow plenty of room for a dining table and chairs. Off the kitchen, you'll find the charming conservatory, offering a great space with a multitude of potential uses.

Within the home, you will also find two generously proportioned bedrooms. Completing the internal accommodation is the three piece shower room, comprising of a walk in shower cubicle, w.c., and wash-hand-basin.

To the rear is the low-maintenance garden which comprises of a large patio area.

Ideally situated for Beith Primary and within walking distance of the newly built 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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