



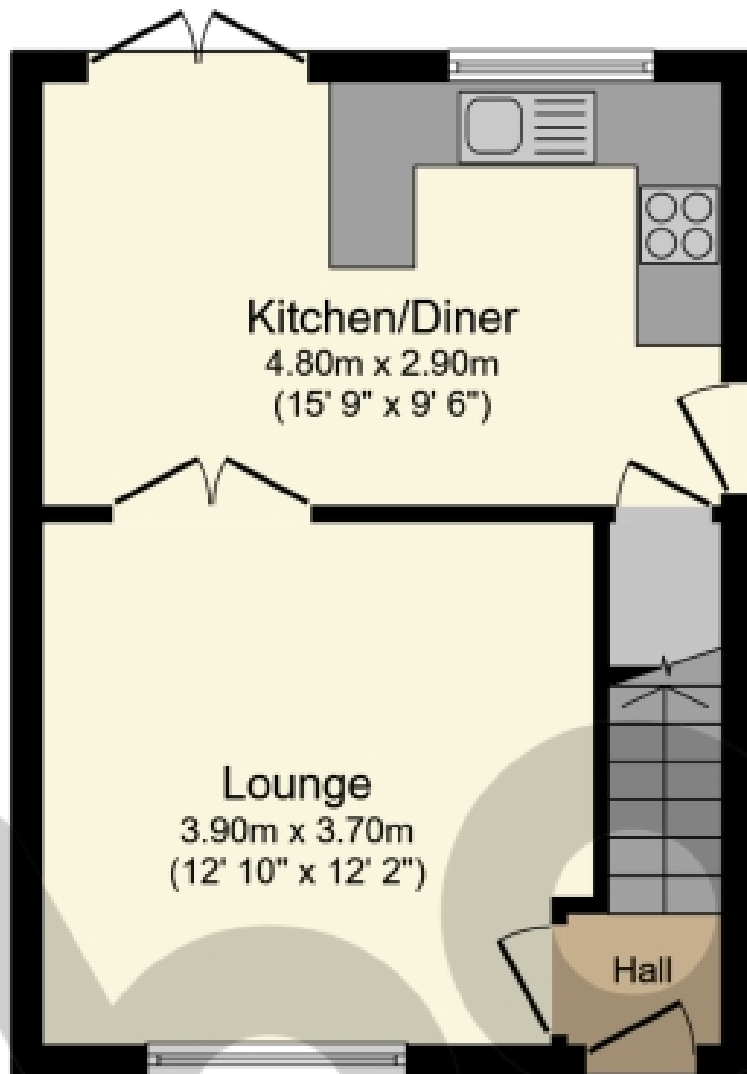
**11 Aitken Drive, Beith**

**Offers Over £150,000**



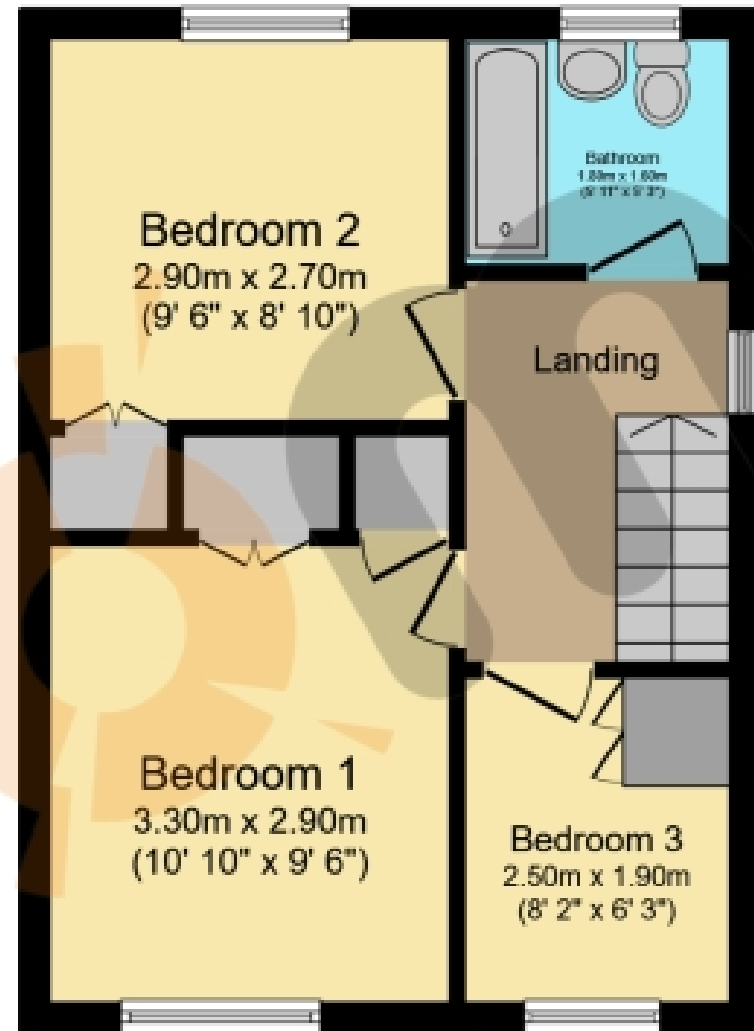






### Ground Floor

Floor area 32.6 m<sup>2</sup> (351 sq.ft.)



### First Floor

Floor area 32.6 m<sup>2</sup> (351 sq.ft.)

**TOTAL: 65.3 m<sup>2</sup> (703 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](http://www.Propertybox.io)

## THE PROPERTY

**\*\*RECENTLY FITTED CONTEMPORARY DINING KITCHEN \* BEAUTIFULLY PRESENTED THROUGHOUT \* SOUGHT-AFTER LOCALE \* MULTI-CAR DRIVEWAY & FULLY ENCLOSED REAR GARDEN\*** Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report. Situated within the highly sought-after Aitken Drive, No. 11 presents a charming semi-detached family home within in the Beith locale. The home is within walking distance of schools, local amenities and regular public transport links making for a fantastic family home.

Into the home, the family lounge offers generous dimensions, and a large double glazed window formation allows natural light to flood in. Chic French doors provide access to the stunning contemporary dining kitchen.

Highlighted by LED mood lighting, navy wall and base mounted kitchen units offer plenty of storage, further complimented by the contrasting white worktops. Quality integrated appliances include a Neff oven, microwave, washing machine, four ring gas hob and dishwasher which will all be included in the sale. The kitchen further boasts a boiling tap which eliminates the need for a kettle. Stylish herringbone effect flooring completes this stunning kitchen to perfection. The dining area is the perfect space for entertaining and family meals with double-glazed French doors leading to a sociable decking area.

The upper level provides access to two double bedrooms and a box room. All bedrooms have built in wardrobes with the master bedroom having an additional cupboard. Completing the home internally is a family bathroom, presented immaculately with white sanitary ware to include a bath with overhead shower, W.C. and wash hand basin.

To the rear of this family home is a fully enclosed substantial rear garden with timber shed. The decking area provides the ideal place for outdoor entertaining and soaking up the sun. To the front is a monoblock multi-car driveway and well-kept front garden predominantly laid to lawn with decorative shrubs.

Beith, North Ayrshire, is a fantastic place to live, offering a perfect blend of countryside charm and modern convenience. With stunning scenic surroundings, excellent local amenities, and a strong sense of community, it's ideal for families and professionals alike. The town boasts great transport links to Glasgow and beyond, highly rated schools, and plenty of outdoor activities, including nearby parks, walking trails, and golf courses. Beith's friendly atmosphere and rich history make it a truly wonderful place to call home.

Park and ride facilities at Glengarnock train station are a short drive away and a regular bus service will have you in Glasgow City Centre in under 40 minutes. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away.

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.

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