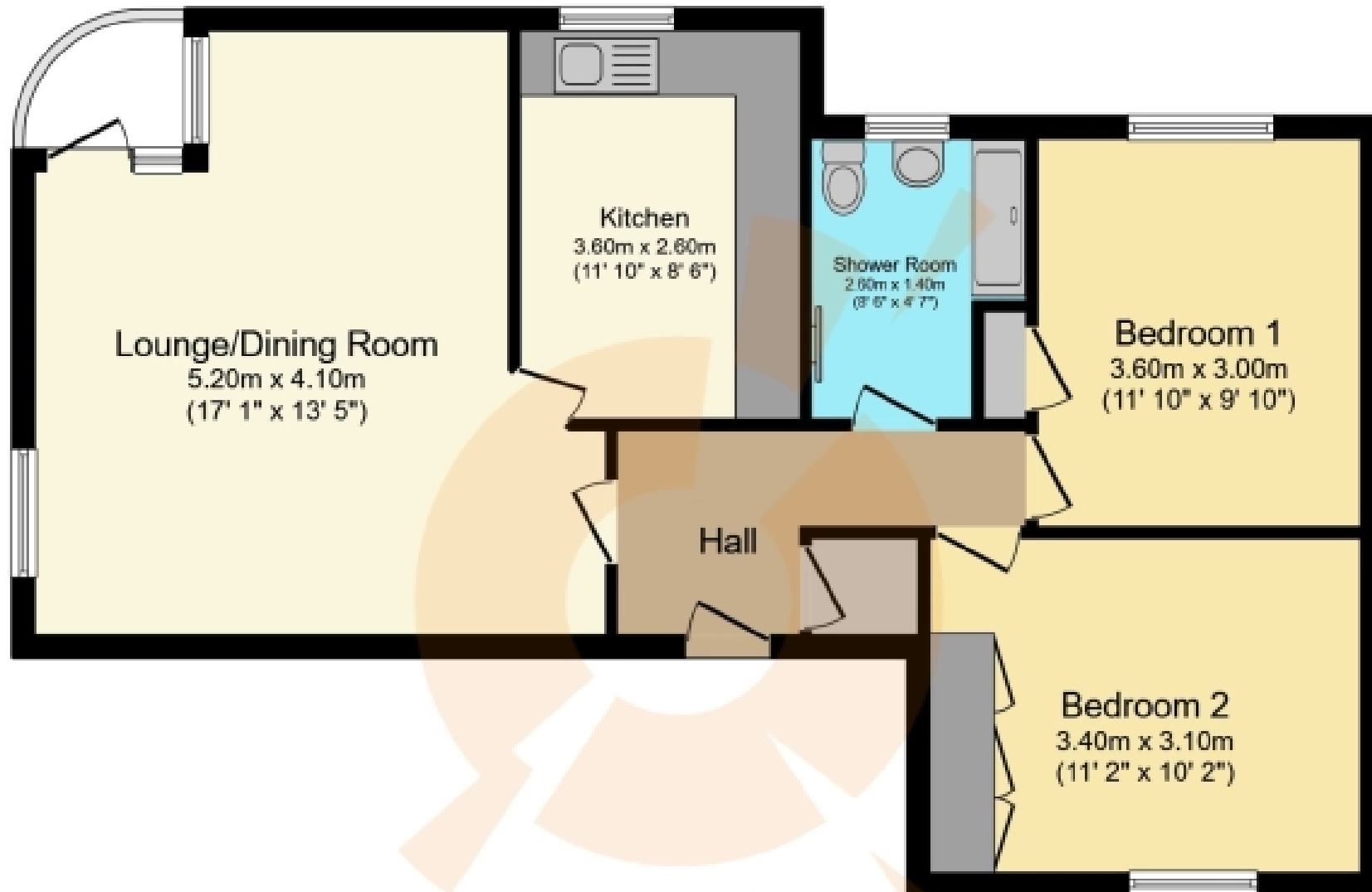




4 Kirk View, Beith

Offers Over £88,500





Floor Plan

Floor area 70.4 m² (758 sq.ft.)

TOTAL: 70.4 m² (758 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 APARTMENT WITH BALCONY * IMPRESSIVE DIMENSIONS * TWO DOUBLE BEDROOMS * PRIVATE ESTATE WITH RESIDENTS PARKING * NO ONWARD CHAIN * PERFECT DOWNSIZING OPPORTUNITY * Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.**

Welcome to No. 4 Kirk View, set within the highly sought-after Beith locale. This impressive ground floor apartment offers spacious and flexible living, perfect as a first-time purchase or downsizing opportunity. Ideally located within walking distance to a selection of excellent local amenities and public transport links.

A secure entry door leads to a well-maintained communal close with the apartment located on the ground floor. A warming reception hallway offers access to all rooms. The kitchen is off the lounge/dining area; the striking lounge boasts impressive dimensions with ample room for a range of furniture configurations, further benefiting from a delightful balcony to enjoy your morning coffee.

The well-appointed kitchen holds a range of wall and base mounted units paired with contrasting worktops for an efficient workspace. Integrated appliances include a 4-ring gas hob, electric oven/grill, extractor hood, alongside ample space for freestanding appliances where desired.

Within No.4 are two generously proportioned double bedrooms, both holding excellent in-built storage solutions. Completing the home internally is a pristine shower room comprising of walk-in shower cubicle, W.C. and wash hand basin enclosed within a vanity unit.

Gas-central heating and double glazing can be found throughout, providing all rooms with a delightful warmth.

The property is ideally situated for Beith Primary and is 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 is 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.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY ? GET IN TOUCH WITH THE PROPERTY BOOM NOW AND WE'LL ARRANGE THAT AT A TIME CONVENIENT TO 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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