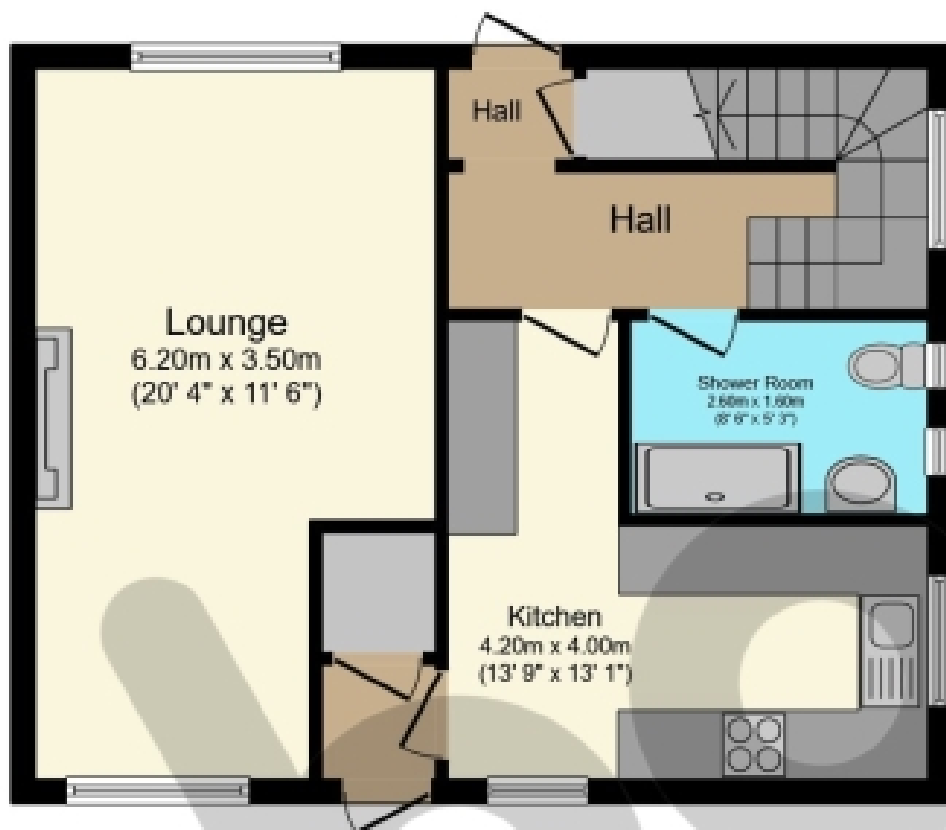




**8 Beech Avenue, Beith**

**Offers Over £85,000**





## Ground Floor

Floor area 48.3 m<sup>2</sup> (520 sq.ft.)



## First Floor

Floor area 48.4 m<sup>2</sup> (521 sq.ft.)

**TOTAL: 96.7 m<sup>2</sup> (1,041 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

**\*\* IMPRESSIVE DIMENSIONS \*\* EXTENSIVE REAR GARDEN \*\* FANTASTIC FIRST-TIME PURCHASE / FAMILY ACCOMMODATION \*\***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 8 Beech Avenue and this superbly spacious three-bedroom, semi-detached home positioned in a popular locale, offering the ideal opportunity for a wide range of purchasers to include first-time buyers, growing families, and professionals alike.

To the front of the property is a gated multi-car driveway with paved walkway leading to the front door. Entering the property itself, the family lounge is spacious in size with masses of natural sunlight pouring in through the dual aspect window formation.

The kitchen is well appointed, with a range of wall and base mounted units. Integrated appliances include a 4-ring electric hob, electric oven/grill, extractor hood and there is further space for free-standing appliances where desired.

Also on the ground floor, is a three-piece shower room, comprising of a w.c., a wash hand basin encased within a stylish vanity unit, and a walk-in corner shower.

Climbing the staircase to the first floor, you will find three generously proportioned double bedrooms, with the added benefit of in-built storage solutions.

To the rear of the property, is the extensive garden which is predominantly laid to lawn with a paved area. The garden offers masses of potential, offering the perfect spot to soak up the sun during the summer months.

The property further benefits from gas central heating and double glazing throughout.

This ideal family home is a short walk to beith primary and within safe walking distance of the recently 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.

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](http://www.thepropertyboom.com)  
Head Office : 31 Braehead, Beith, KA15 1EG  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)