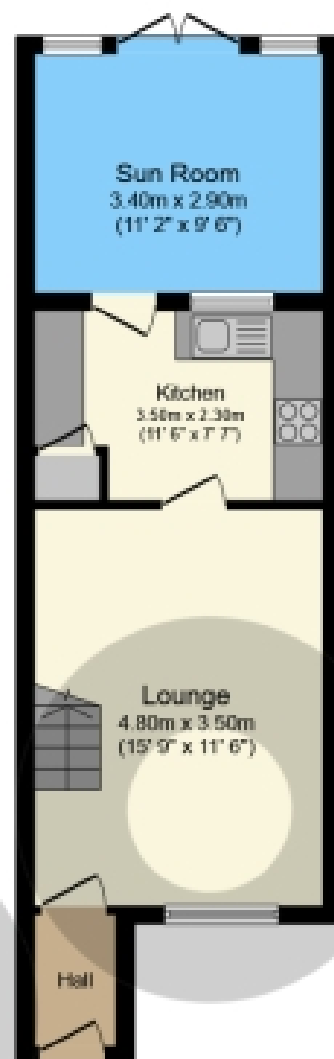




48 Manuel Avenue, Beith

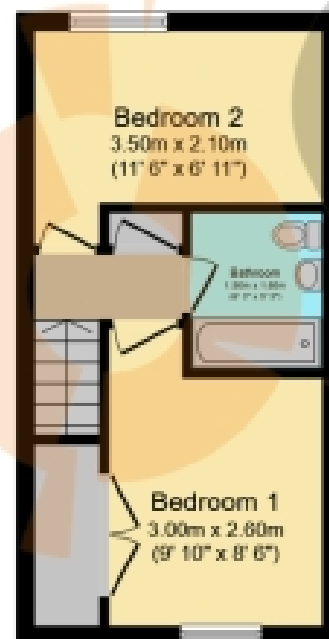
Offers Over £89,995





Ground Floor

Floor area 37.7 m² (406 sq.ft.)



First Floor

Floor area 25.2 m² (271 sq.ft.)

TOTAL: 62.9 m² (677 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

**** PERFECT FIRST-TIME PURCHASE * NO ONWARD CHAIN * REAR FACING SUNROOM * FULLY ENCLOSED REAR GARDEN * RESIDENTS & VISITOR PARKING * Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.**

Welcome to No. 48 Manuel Avenue, a fantastic, terraced home situated within the ever-popular Beith locale. The property is ideally situated close by to local amenities, public transport links, and schools making a perfect first-time purchase with added bonus of no onward chain.

To the front is a low-maintenance garden and pathway leading to the front entrance. You're welcomed through a bright and inviting entrance porch leading to a spacious family lounge, decorated with neutral tones and wooden effect flooring for a warming space to relax and unwind.

The well-appointed kitchen holds ample wall and base units, paired with granite effect worktops. Integrated appliances include a 4-ring cooker, oven, and there is a free-standing washing machine which will also be included within the sale.

Off the kitchen is the delightful rear-facing sunroom offering a flexible space for family to enjoy whether it be a designated dining area or quiet retreat. The fully enclosed rear garden is low maintenance with patio area and pathway. Mature shrubbery provides additional privacy.

Into the upper level are two generously proportioned double bedrooms, Bedroom One features sliding mirrored wardrobes. Completing the home internally is a family bathroom comprising of bathtub with overhead shower, W.C. and wash hand basin.

Ideally situated for Beith Primary and within safe walking distance to 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. This impressive family home will be very popular. Please watch our property's video tour for a more detailed look. We would highly recommend an early viewing of this contemporary accommodation.

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.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY? TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

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
Head Office : 31 Braehead, Beith, KA15 1EG
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com