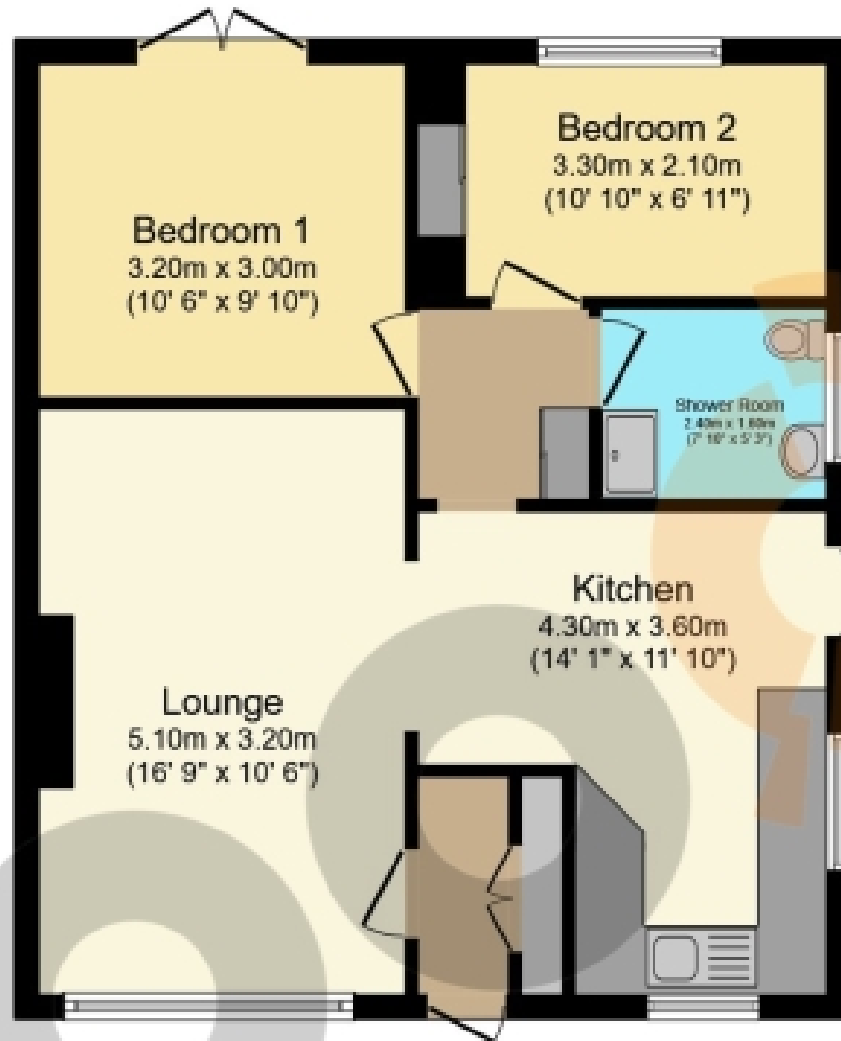




2 Balfour Avenue, Beith

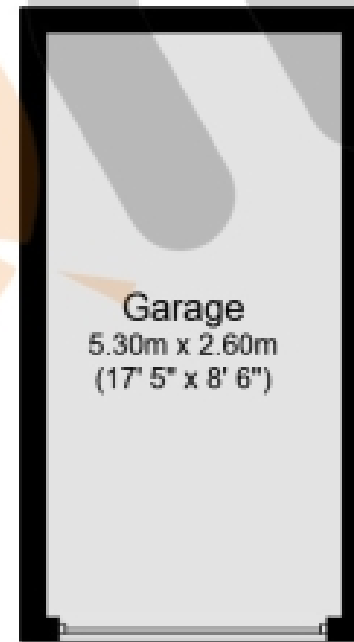
Offers Over £129,995





Floor Plan

Floor area 55.7 m² (600 sq.ft.)



Garage

Floor area 13.3 m² (143 sq.ft.)

TOTAL: 69.0 m² (742 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

**** EXTENSIVELY REFURBISHED ** BRAND NEW KITCHEN & SHOWER ROOM **NEW BOILER, WINDOWS & FRONT DOOR ** MULTI-CAR DRIVEWAY & GARAGE ** SOUGHT AFTER BEITH LOCALE ****. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No. 2 Balfour Avenue and this extensively refurbished semi-detached bungalow, placed in an ever-popular Beith locale, offering the ideal home for a range of purchasers to include first-time buyers, families, and professionals alike.

Externally, the property features a monobloc driveway and garage, offering safe and convenient off-street parking. A paved walkway leads to the newly fitted front door, providing access in the first instance to the welcoming reception hallway with quality herringbone effect flooring, which connects you seamlessly to all rooms within the home.

The family lounge is spacious in size, with masses of natural sunlight pouring in through the picture window. The lounge has been decorated in warm contemporary tones, creating the perfect space to relax and unwind.

Off the lounge you will find the recently installed dining kitchen featuring a range of wall and base mounted units with contrasting worksurfaces. Integrated appliances include a 4-ring gas hob and double oven. There is further space for free-standing appliances where desired.

There are two generously proportioned bedrooms within the home, and Bedroom One features French doors leading directly to the rear garden. Completing the interior is the newly fitted shower room, comprising of a walk-in shower cubicle, w.c. and wash hand basin encased within a stylish vanity unit. Contemporary matte black and gold fixtures and fittings enhance the modern feel.

To the rear of the home, you will find a low-maintenance rear garden, which is predominantly laid to lawn, offering masses of scope for a potential buyer.

The property further benefits from a recently installed gas central heating boiler, as well as double-glazed windows, which fill the entire home with a lovely warmth year-round.

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

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