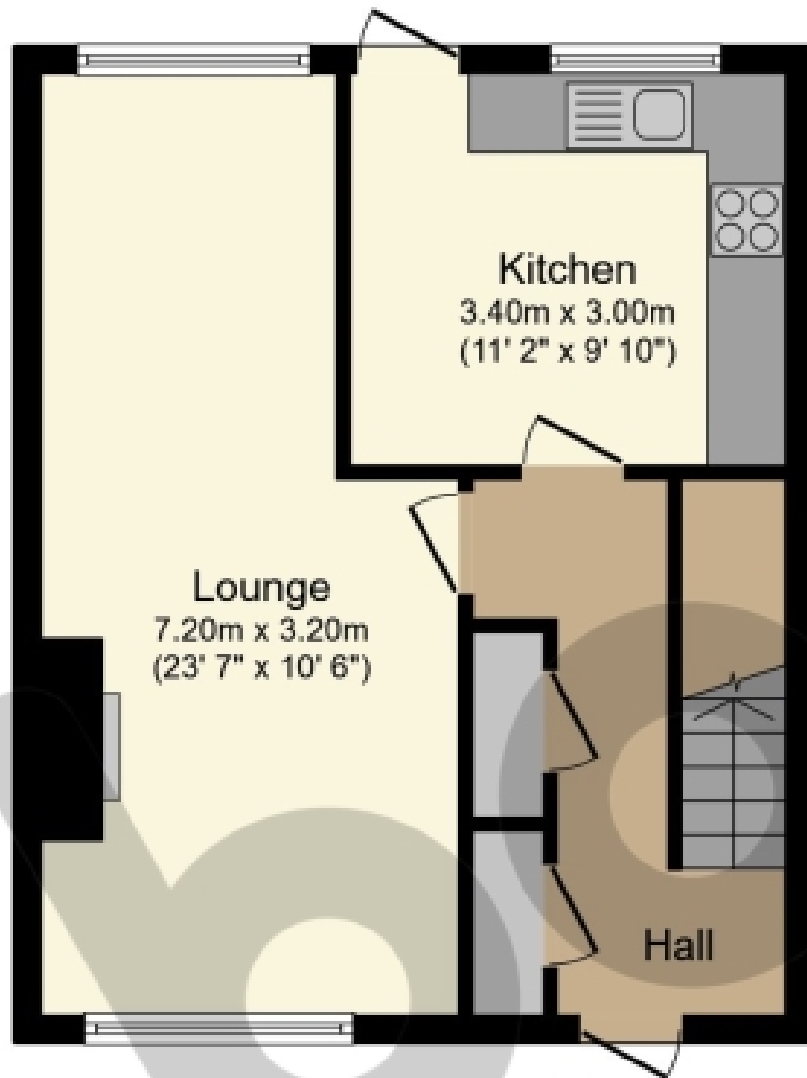




8 Sycamore Court, Beith

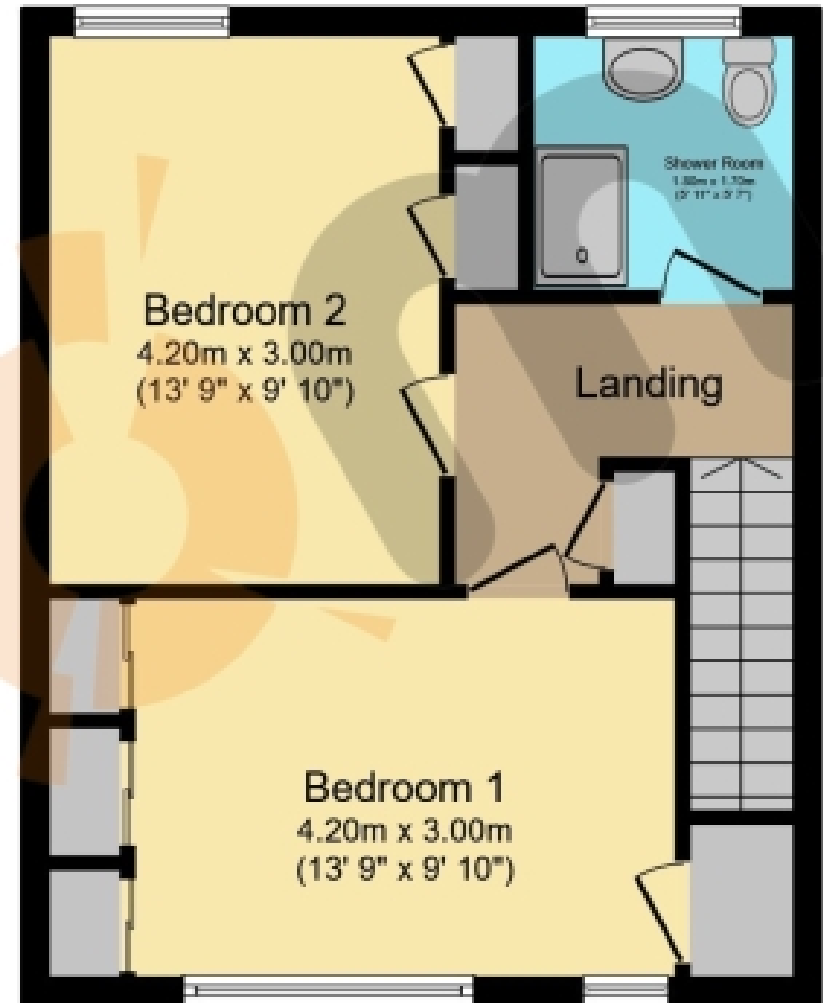
Offers Over £89,995





Ground Floor

Floor area 41.0 m² (442 sq.ft.)



First Floor

Floor area 41.0 m² (442 sq.ft.)

TOTAL: 82.1 m² (884 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

**** FANTASTIC FIRST-TIME PURCHASE – NO ONWARD CHAIN ** WHITE GOODS INCLUDED IN SALE ** FRESHLY DECORATED ** NEWLY FITTED CARPETS (STAIRCASE & BEDROOMS) ** LOW MAINTENANCE GARDENS TO FRONT & REAR.** Please contact your personal estate agents, The Property Boom, for more information and a copy of the Home Report.

Welcome to No. 8 Sycamore Court and this fabulous end-terraced home positioned within a popular Beith locale. Due to its impressive dimensions and neutral décor, this property is sure to appeal to a wide range of purchasers to include first-time buyers, and professionals alike.

Externally, you'll find the low maintenance front garden, comprising of decorative stone chips with a paved walkway leading to the front door. Entering the property, you are presented with a welcoming entrance hallway, seamlessly connecting you to all rooms on the ground floor.

The family lounge is spacious in size, featuring a modern electric fire which fills the room with a delightful warmth. The dual aspect window formation allows masses of natural light, and the lounge has recently been decorated with fresh neutral tones and wood-effect flooring.

The kitchen is well-appointed and features newly fitted cabinet doors, with contrasting countertops. Integrated appliances include a 4-ring electric hob with electric oven/grill, extractor hood, and free-standing appliances include a new washing machine, fridge, and freezer which will all be included within the sale of the property.

On the first floor, you will find two generously proportioned double bedrooms, both with the added benefit of in-built storage solutions as well as newly fitted carpets. Completing the home internally is the wet room comprising of a shower head, w.c. and a wash hand basin.

To the rear of the property, you will find a fully enclosed garden, with a paved area, the ideal space for dining alfresco on a warm summers' day. There is also plenty of parking for residents and visitors alike in the communal carpark.

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

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.

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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.

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.

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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