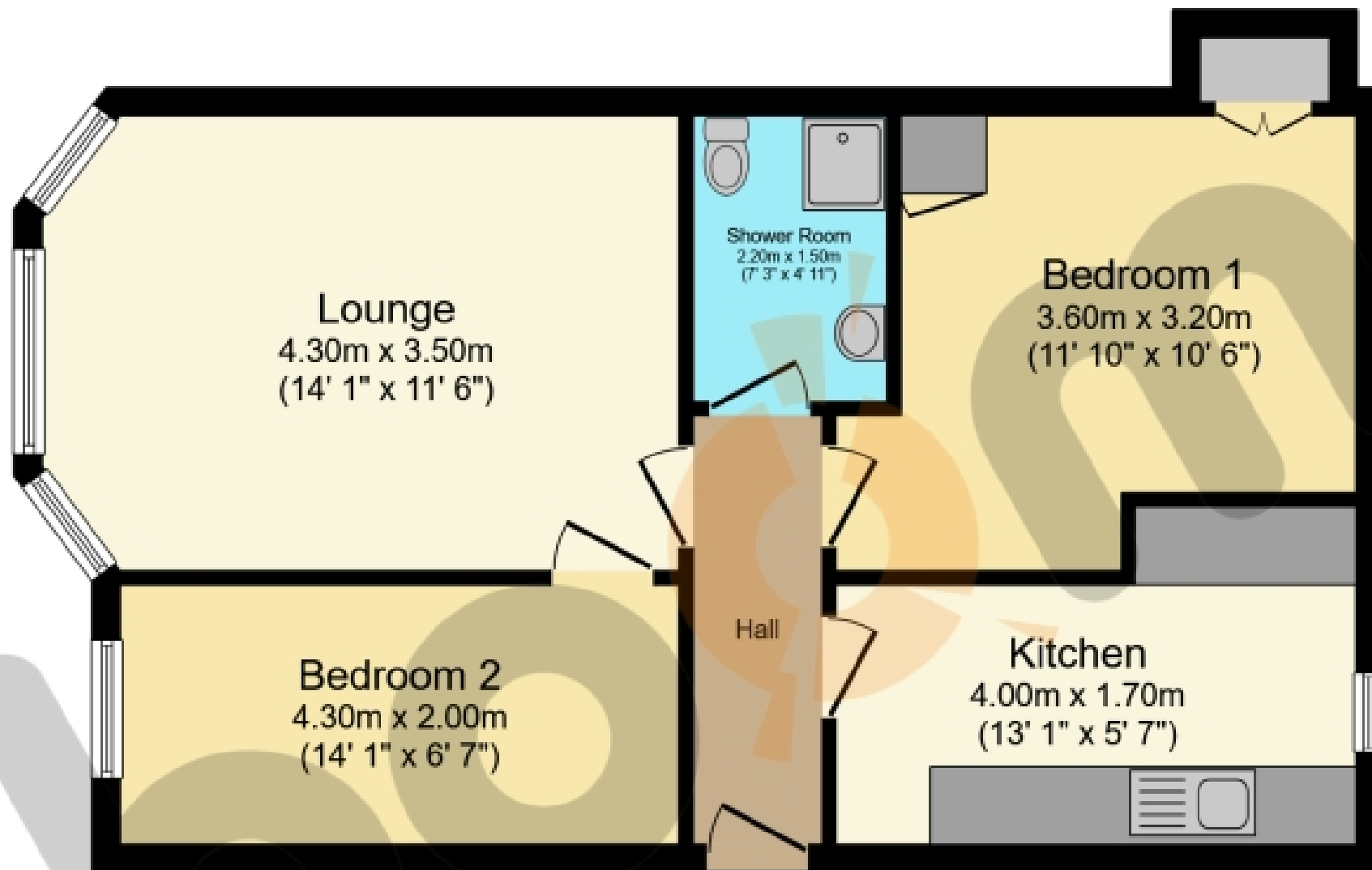




**8 Janefield Place, Beith**

**Offers Over £75,000**





## Floor Plan

Floor area 55.4 m<sup>2</sup> (597 sq.ft.)

**TOTAL: 55.4 m<sup>2</sup> (597 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

Situated within the sought-after Beith locale, No.8 Janefield Place is a charming sandstone building housing four apartments. Flat 1-2 is located on the first floor and offers a fantastic opportunity for first-time buyers, buy-to-let investors, or those planning to downsize.

The superbly spacious family lounge boasts generous dimensions paired with impressive ceiling heights and a large bay window which engulfs this entire space with natural sunlight. The lounge retains many of its original features to include the intricate cornicing and traditional focal-point fireplace.

The well-appointed kitchen holds ample white gloss wall and base mounted units paired with oak effect worktops providing a stylish and efficient workspace. The kitchen further benefits from plenty of quality integrated appliances including a four-ring gas cooker, oven and microwave alongside space for a freestanding fridge freezer.

Within Flat 1-2 are two generously proportioned bedrooms, offering a flexible living space for a multitude of uses. The shower room completes the home internally, comprising of a walk-in shower cubicle, W.C. and wash hand basin.

Externally, the communal rear garden has been well-maintained with a manicured drying green; perfect for enjoying during the summer months.

The property further benefits from gas-central heating and double glazing throughout, providing all rooms with a delightful warmth.

This seldom available 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. This remarkable accommodation is sure to be very popular therefore we strongly recommend an early viewing.

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.

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