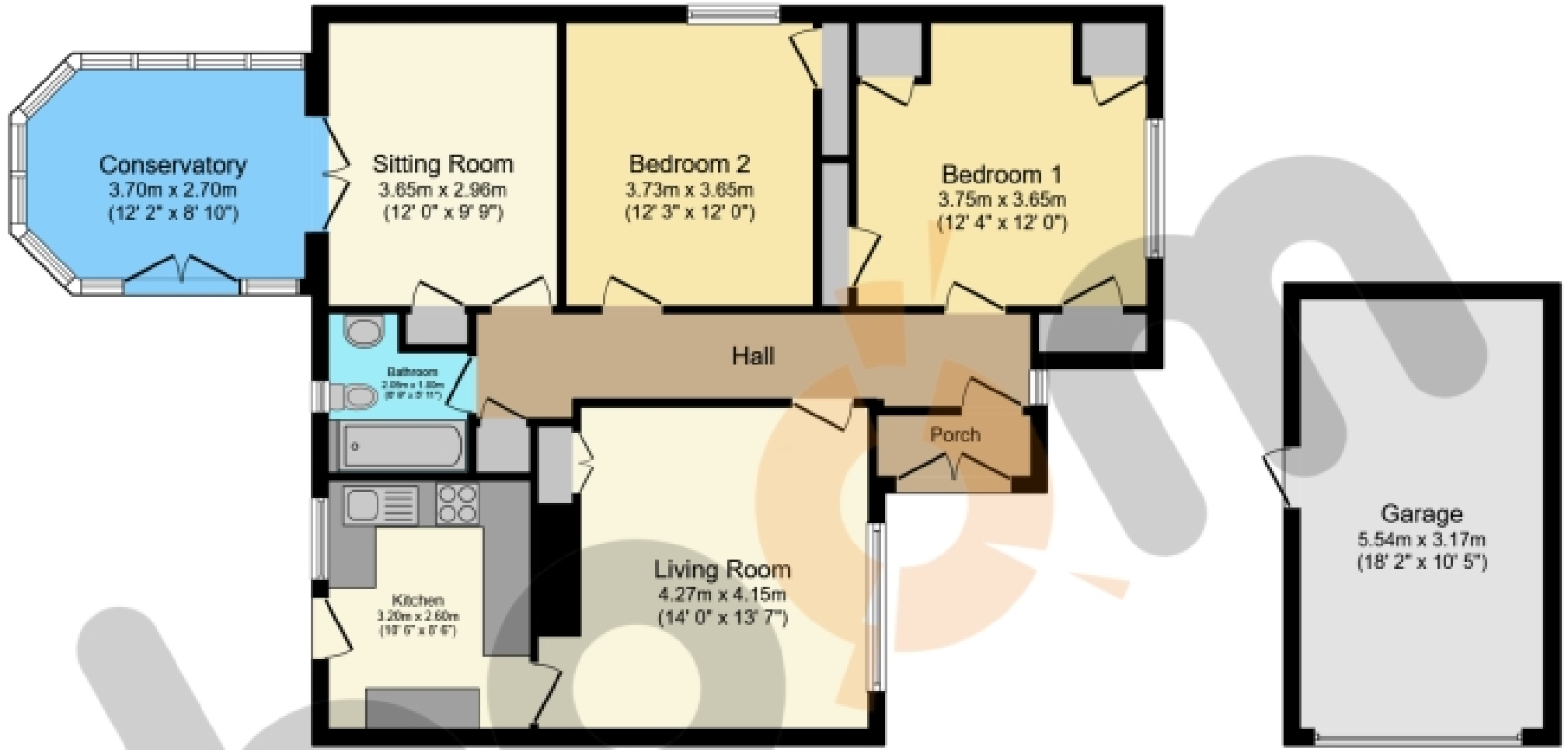




26 Auldlea Road, Beith

Offers Over £175,000





Ground Floor

Floor area 92.1 sq.m. (991 sq.ft.)

Garage

Floor area 17.5 sq.m. (188 sq.ft.)

TOTAL: 109.5 sq.m. (1,179 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

Welcome to No.26 Auldlea Road, a charming two-bedroom semi-detached BUNGALOW with DRIVEWAY AND GARAGE in the heart of Beith. Perfectly positioned within walking distance of local amenities, excellent transport links.

From the moment you step into the bright and welcoming reception hallway, you'll feel the warmth and character of this delightful home. The spacious family lounge, decorated in soft neutral tones, offers a comfortable setting to relax and unwind.

The well-appointed kitchen is thoughtfully designed, featuring a range of modern wall and base units, ample workspace, and a charming breakfast bar is perfect for casual dining. There are also white goods available as part of the sale and access to the rear garden is available from the kitchen.

A versatile additional public room provides fantastic flexibility whether you need a dining room, home office, or second lounge, this space adapts to your needs. Built-in storage ensures functionality, while elegant French doors lead seamlessly into the charming conservatory. Bathed in natural light, the conservatory is an ideal retreat for enjoying your morning coffee while overlooking the expansive rear garden.

The property boasts two generously sized bedrooms, both benefitting from built-in storage and an abundance of natural light. A modern family bathroom completes the home, featuring sleek white three-piece sanitary ware, stylish chrome fixtures, and a heated towel rail.

Externally, No.26 enjoys a monobloc driveway leading to a garage, providing excellent off-street parking. The low-maintenance rear garden is beautifully landscaped with decorative stone chips, a sociable patio area, and a pathway, perfect for children, pets, or summer entertaining with family and friends.

This rarely available accommodation in a sought-after Beith locale will no doubt be very popular therefore we would highly recommend an early viewing to avoid disappointment. The property further benefits from gas-central heating and double glazing throughout, providing all rooms with a delightful warmth.

Ideally situated for Beith Primary and within walking distance of the newly 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 fabulous home won't be on the market for long! Early viewing is highly recommended-don't miss your chance to secure this fantastic 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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