



15 Balfour Avenue, Beith

Offers Over £129,000





Total floor area 78.7 sq.m. (847 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

THE PROPERTY

* EXTENSIVELY REFURBISHED SEMI-DETACHED BUNGALOW * BRAND NEW KITCHEN/ BATHROOM/CENTRAL HEATING * FRESHLY DECORATED / RE-PLASTERED & REWIRED * TRUE TURNKEY CONDITION * View in person or online. Please contact your personal estate agents, The Property Boom for much more information and a copy of the Home Report.

Presented to the market in true walk-in condition, No. 15 Balfour Avenue is a highly desirable semi-detached bungalow situated within the sought-after Balfour Avenue. The property has been extensively refurbished by our clients and is sure to appeal to a wide range of purchasers to include first-time buyers, growing families, those downsizing and professionals alike.

To the front of the property is a manicured section of lawn and there are two separate driveways with an integral garage providing safe off-street parking. Upon entering, you are welcomed through the bright and inviting reception hallway, decorated with fresh neutral tones and quality wood effect flooring leading to the lounge in the first instance. The charming family lounge boasts impressive dimensions complimented by an abundance of light and soft neutral décor for a relaxing space to unwind.

The brand-new contemporary dining kitchen boasts a quality range of high-gloss wall and base mounted cabinetry, paired with contrasting worktops, creating a fashionable and efficient workspace. There is a host of quality integrated appliances including a child-friendly induction hob, electric oven/grill, microwave, fridge freezer and washer/dryer. The property is plumbed for a dishwasher. The spacious dimensions allow for ample space for a dining table and chairs; perfect for enjoying an evening meal with family.

Within this exceptional family home are three generously proportioned rear facing bedrooms which all boast fresh neutral décor and quality wooden flooring. The newly installed bathroom is fully tiled and comprises of a bathtub with overhead rainfall shower, W.C. and wash hand basin with chrome waterfall mixer tap alongside a chrome wall mounted heated towel rail; the perfect space to relax and unwind after a busy day.

The rear garden has been re-turfed to create a fabulously low maintenance and fully enclosed space; ideal for children and pets alike. A new gas central heating system has been installed by our clients, and double glazing can be found throughout, providing all rooms with a delightful warmth. Ideally situated for Beith Primary and within safe 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 charming bungalow will no doubt be very popular therefore we would highly 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. Thank you. 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
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com