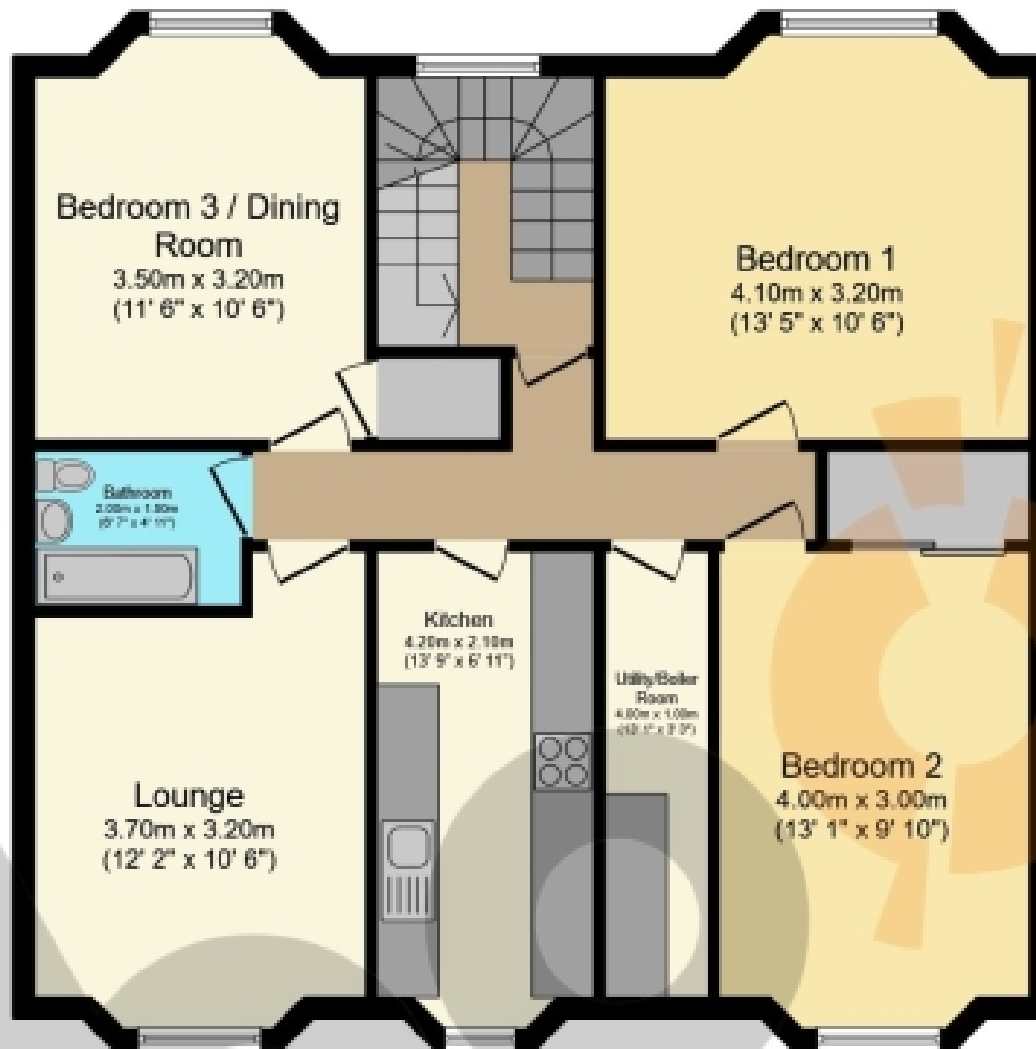




4 Viewpark, Beith

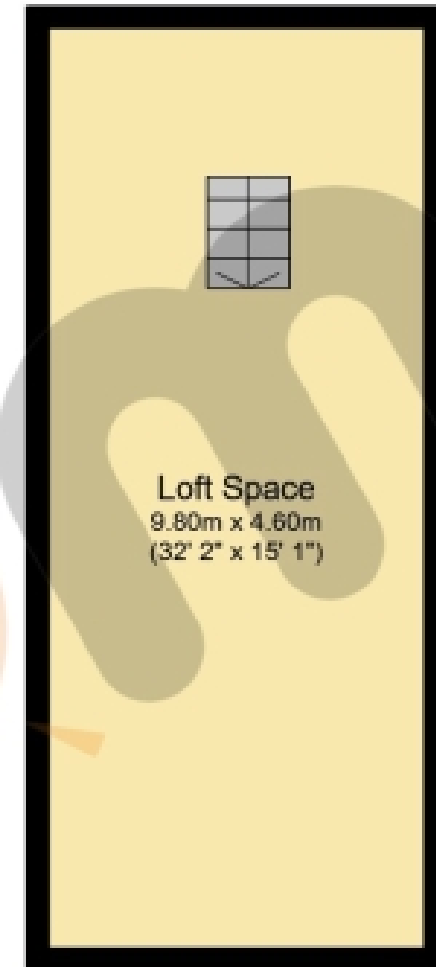
Offers Over £88,000





First Floor

Floor area 88.1 m² (948 sq.ft.)



Loft Floor

Floor area 32.2 m² (346 sq.ft.)

TOTAL: 120.3 m² (1,294 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

*IMPRESSIVE TRADITIONAL SANDSTONE APARTMENT WITH SUBSTANTIAL FLOORED LOFT SPACE * THREE DOUBLE BEDROOMS * WELL-APPOINTED KITCHEN * PRIVATE REAR GARDEN & SOCIABLE DECKING * Please contact your personal estate agents, The Property Boom for much more information and a copy of the Home Report. Welcome to Viewpark, a stunning traditional sandstone building overlooking Beith's historic war memorial. Flat 1/1 presents to the market an impressive space offering itself as a fantastic family home or first-time purchase, just a short walk from amenities, public transport links and playing fields which are perfect for both children and pets alike.

A well-maintained communal hallway and staircase provides access to the first floor where you are welcomed into the apartment. The family lounge impresses with generous dimensions and heights paired with a focal point fireplace to create that relaxing ambience.

Into the well-appointed kitchen, fitted with an array of cream wall and base mounted cabinetry paired with butcher block worktops for a stylish and efficient workspace. The kitchen further benefits from quality integrated appliances including a four ring gas cooker, oven and fridge freezer as well as plentiful space for freestanding appliances where desired. Off the kitchen is utility room, providing additional worktop and storage space for added convenience.

Within this wonderful apartment are three spacious double bedrooms offering flexible accommodation for a multitude of uses, Bedroom Three is currently utilised as a dining room. The fully tiled family bathroom comprises of bathtub with overhead shower, W.C. and wash hand basin.

Completing the home internally is a substantial floored loft space, currently used for storage but opens up a variety of potential uses subject to planning

To the rear of 4 Viewpark is a well maintained private garden, with drying green and sociable decking area to enjoy during the summer months. The rear garden also holds a communal drying green.

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 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.

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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

www.thepropertyboom.com
Head Office : 31 Braehead, Beith, KA15 1EG
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com