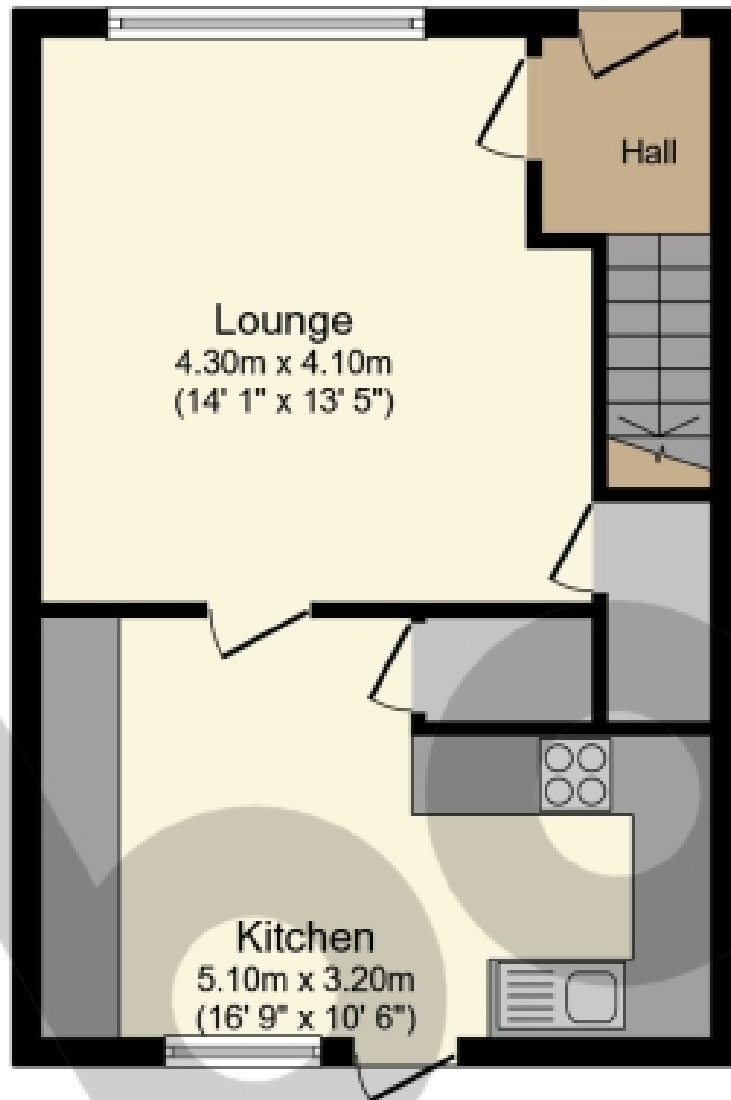




6 St. Andrews Place, Beith

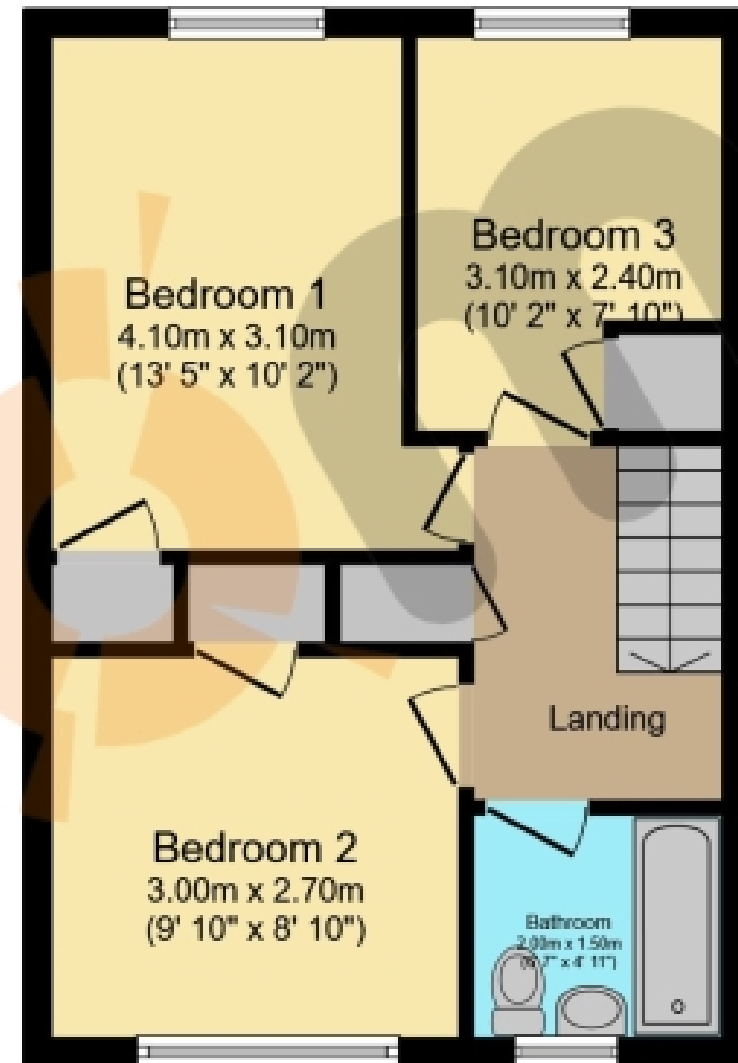
Offers Over £175,000





Ground Floor

Floor area 38.8 sq.m. (417 sq.ft.)



First Floor

Floor area 38.8 sq.m. (417 sq.ft.)

Total floor area: 77.5 sq.m. (834 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

**** ABSOLUTE TURNKEY CONDITION * RECENTLY INSTALLED NEW BOILER * LANDSCAPED GARDEN WITH SUMMER HOUSE CLOSE TO LOCAL AMENITIES * ULTRA MODERN KITCHEN * Please contact The Property Boom, estate agents for much more information and a copy of the home report.**
6 St. Andrews Place is a lovely three-bedroom home with a stunning landscaped garden and masses of internal upgrades throughout the property to include a recent new gas boiler. It's close to a host of local amenities and is bound to be very popular so early viewing is advised to avoid disappointment.

The stylish family lounge is highly spacious and elegant with a solid timer fireplace as a lovely focal point and a large picture window allowing masses of natural light.

The newly upgraded contemporary kitchen makes for the perfect space to cook and prepare food with its fitted appliances and sleek hi gloss dove grey wall and base mounted cabinetry. The white granite countertops and black matte mixer tap pair perfectly with the cabinets and there is feature kick plate spotlighting.

Going upstairs, there is a solid timber handrail with on trend glass balustrade and timber bannister. There are 3 spacious double bedrooms offering very flexible accommodation.

The recently upgraded bathroom has a bath with over head shower and grey and white tiling making it a very welcoming and relaxing space.

The back garden has both stone and synthetic lawn elements with a stone path leading you from the front to the back of the garden. It also has a stylish summer house which is currently being used as a bar by our clients.

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.

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.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY? 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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

Early viewing is highly recommended to appreciate the layout, space, and potential this superb home has to offer.

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