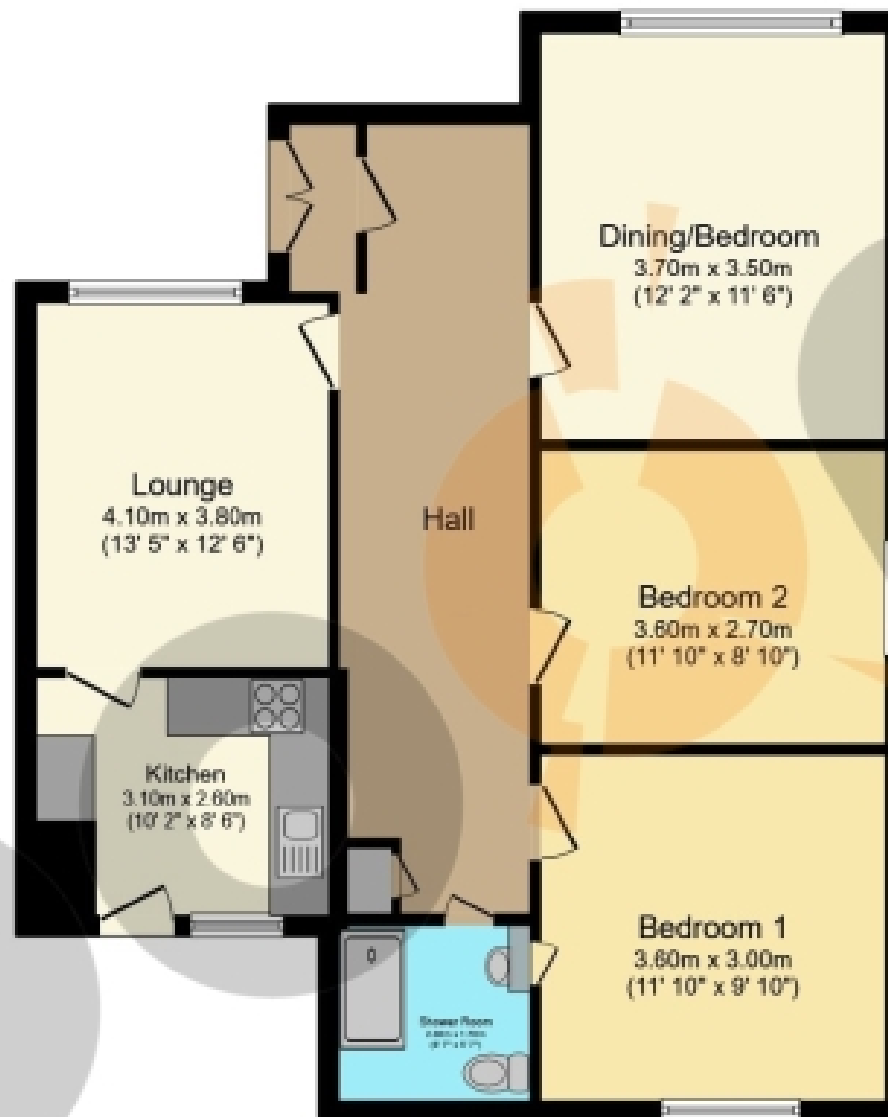




36 Auldlea Road, Beith

Offers Over £200,000





Floor Plan

Floor area 82.6 sq.m. (889 sq.ft.)

Total floor area: 82.6 sq.m. (889 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

**** SELDOM AVAILABLE SEMI BUNGALOW * MULTI CAR DRIVEWAY * VERSATILE LIVING SPACES * CONTEMPORARY KITCHEN * MANICURED FRONT AND BACK GARDENS *** Please contact The Property Boom for much more information and a copy of the home report.
36 Auldlea Road is a fabulous semi-detached bungalow located in the charming town of Beith and benefits from a multi car driveway and a fully enclosed private back garden.

For peace of mind, there is a security alarm system aswell as CCTV in place.

The spacious lounge has stylish décor with focal point fireplace and feature alcove. There is stylish timber effect flooring which is carried seamlessly into the kitchen and indeed throughout the entire home.

The well-appointed fully integrated kitchen has crème hi gloss wall and base mounted cabinetry, complimented beautifully with contrasting black marble effect countertops. There is convenient access directly to the back garden area from the kitchen.

There are 3 large double bedrooms that provide real flexible living space with one of the bedrooms currently being utilized as a dining room. It has a large front facing picture window overlooking the manicured garden.

Bedrooms 2 is also fabulously spacious with built in storage and benefits from the sunny outlook of the back garden area, while bedroom 3 is side facing and offers a variety of uses.

The shower room has fashionable marble effect wet wall, large walk in shower and stylish vanity unit, and the entire home can be controlled by the HIVE controlled central heating.

The fully enclosed private back garden is a joy, with a combination of decorative gravel, paving and mature shrubbery. There are outdoor sockets and tap, plus the garden further benefits from outdoor storage within the 2 timber sheds which are alarmed, fully insulated and lined. They also have power sockets and lighting in place.

The property boasts masses of storage space, and has ladder access to the loft space which is partially floored and lined, with power sockets and lighting.

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

Ideally situated for Beith Primary and within safe walking distance of the 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.

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