



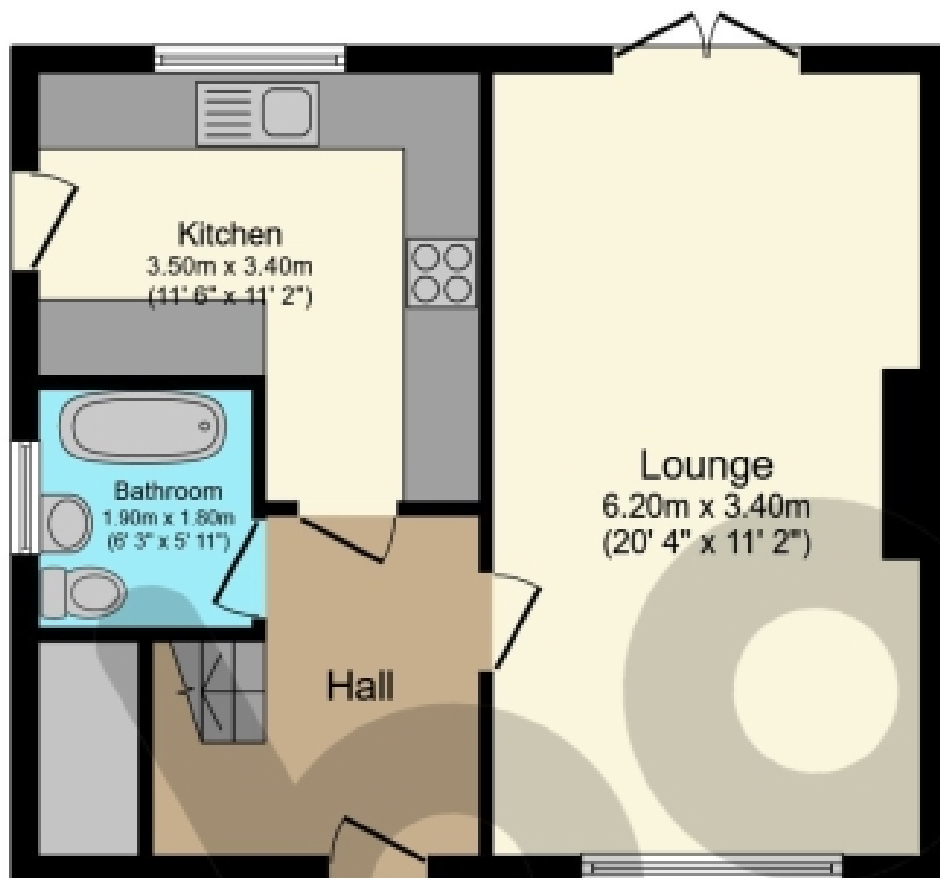
**58 Auldlea Road, Beith**

**Offers Over £149,995**



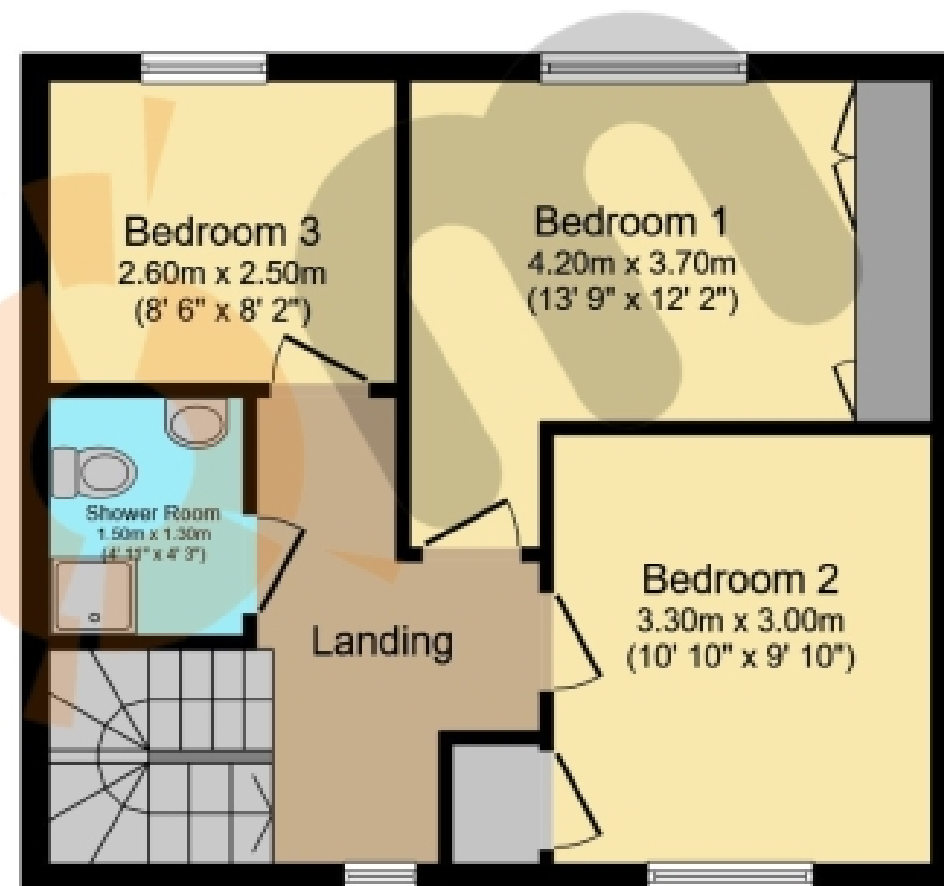






**Ground Floor**

Floor area 43.4 sq.m. (467 sq.ft.)



**First Floor**

Floor area 43.4 sq.m. (467 sq.ft.)

**Total floor area: 86.8 sq.m. (934 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](http://www.Propertybox.io)

## THE PROPERTY

**\* EXTENSIVELY REFURBISHED \*\* DOWNSTAIRS BATHROOM & UPSTAIRS SHOWER ROOM \*\* RECENTLY INSTALLED KITCHEN \*\* WOOD BURNING STOVE \*\* IMPRESSIVE HOME BAR – FLEXIBLE LIVING \*\* MULTI-CAR DRIVEWAY \*\***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 58 Auldlea Road and this impressive semi-detached home which has been extensively refurbished throughout by our client. With the addition of an upstairs shower room and an impressive home bar (previously used as a garage), this wonderful accommodation is sure to tick all the boxes for a wide range of purchasers.

Entry is via an on-trend composite door and in turn to the welcoming reception hallway. Access in the first instance is to the sumptuous family lounge, featuring contemporary décor, a charming wood burning stove, and chic French doors which provide access to the sociable decking area, offering seamless indoor-outdoor living. Thanks to the generous dimensions of the lounge, there is ample space for a dining table and chairs.

The high-specification kitchen has just recently been fitted, comprising of a range of shaker style cabinets with contrasting granite-effect countertops, providing ample storage. The room further gains from integrated appliances such as a 4-ring gas hob, electric oven/grill, extractor hood, dishwasher and washing machine which will all be included within the sale. The last room on the ground floor is the luxurious family bathroom comprising of shower-over-bath, W.C. and wash hand basin contained within a stylish vanity unit.

Moving up the stairs will bring you to the three generously proportioned bedrooms as well as the recently installed shower room. All three bedrooms are generously proportioned, with bedrooms One and Two having built-in storage solutions.

The rear garden features a large sociable decking area, section of monobloc for easy maintenance, and an impressive home bar. This space was previously used as a garage, however, offers a multitude of potential uses.

The property further gains from gas central heating and double glazing throughout.

The property construction is Wilson Hollow Block. Whilst this form of construction is generally acceptable, it is not universally acceptable to all

mortgage lenders and should be brought to the attention of your chosen mortgage lender to ensure that it meets with their lending policy.

The property is ideally located within walking distance to a host of local amenities, shops and Beith Primary School. The property is also within catchment of the recently built Garnock Community Campus with leisure suite, swimming pool and Secondary School. 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.

We would highly recommend an early viewing as we have no doubt this property will be very popular. 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](mailto:smile@thepropertyboom.com)**