



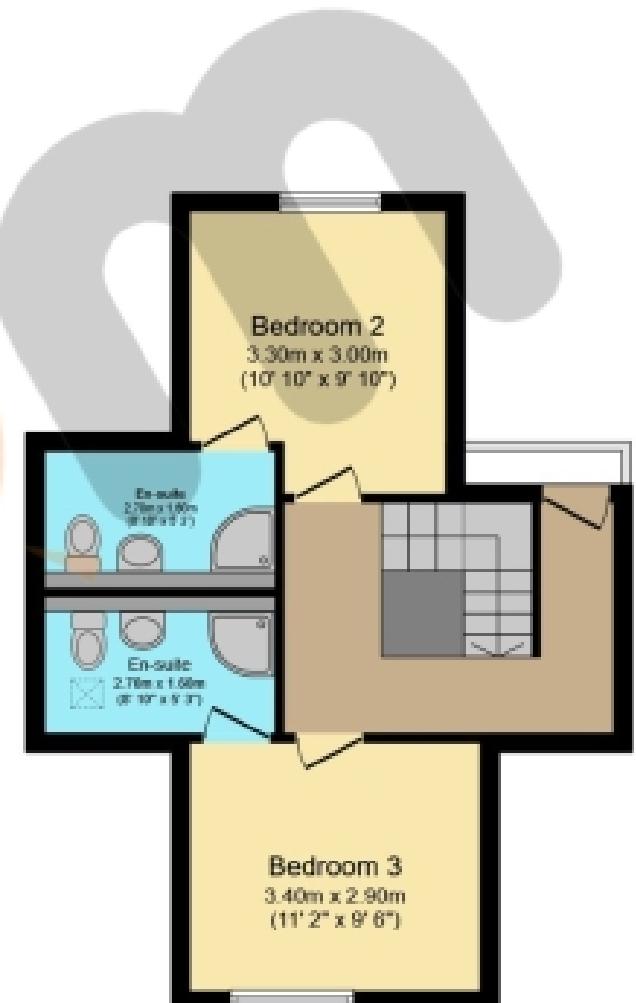
27 Auldlea Road, Beith

Offers Over £369,995





Ground Floor
Floor area 146.2 sq.m. (1,574 sq.ft.)



First Floor
Floor area 43.7 sq.m. (471 sq.ft.)

Total floor area: 189.9 sq.m. (2,044 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

No. 27 Auldlea Road offers a fantastic opportunity for a wide range of buyers looking for their next home. The fully refurbished property holds five generously proportioned bedrooms offering flexible accommodation, alongside on-trend finishings and décor. The home is ideally placed in the sought-after Beith locale with local amenities and transport links just a short walk away.

Externally, the property has fabulous kerb appeal. The front garden is extremely low maintenance, comprising of decorative stone chips, and a paved walkway leading to the front door. There is a multi-car driveway leading to garage, offering safe off-street parking as well as excellent storage solutions for indoor/outdoor equipment.

Access to the home is via the welcoming entrance porch and in turn to the reception hallway which has been decorated with fresh, neutral tones and fitted carpets. The family sitting room continues the chic décor, and due to the desirable layout of home it offers a multitude of potential uses and could also be utilised as a Bedroom/Dining Room.

Following the natural flow of the home brings you to the impressive kitchen equipped with integrated appliances to include a gas hob, electric oven/grill, extractor hood, fridge/freezer, dishwasher, and washing machine which will all be included within the sale. The kitchen boasts generous floor space, offering ample room for easy at-home dining.

The charming conservatory features quality laminate flooring and natural sunlight engulfs this entire space, making for a very calming atmosphere. The conservatory offers the perfect space to relax year-round. Chic French doors lead out to the low maintenance rear garden for seamless indoor-outdoor living.

The remaining rooms on the ground floor are the three bedrooms and two bathrooms. All three bedrooms are generously proportioned, with Bedrooms One and Four featuring large bay window formations. Bedroom One further gains from a Dressing Room/Study as well as a sleek en-suite shower room. The family bathroom is fully tiled and finished beautifully with on-trend black and gold accents.

Climbing the staircase will bring you to the first floor, accessing Bedrooms Two and Three, also boasting en-suite shower rooms.

Gas-central heating and double glazing can be found throughout, and our client has had a partial roof replacement carried out. With superb attention to detail, thoughtful design and generous dimensions, No. 27 Auldlea Road is sure to make a fantastic family home.

This family home is ideally situated for Beith Primary and within safe walking distance of the secondary school, Garnock Community Campus, with a 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 a 20-minute 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. Thank you.

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