



**Balfour Avenue, Beith**

**Offers Over £160,000**





**Floor Plan**

Floor area 89.6 sq.m. (965 sq.ft.)

Total floor area: 89.6 sq.m. (965 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

Charming family home with three well-proportioned bedrooms, ideal for families or those needing extra space. Features include a multi-car monoblock driveway and garage, a fully integrated dining kitchen, and a generous rear garden perfect for relaxing or entertaining.

This CHARMING FAMILY HOME offers comfortable and spacious living, featuring THREE WELL-PROPORTIONED BEDROOMS ideal for a growing family or those needing extra space. The property boasts a MULTI-CAR MONOBLOCK DRIVEWAY AND GARAGE, providing ample off-street parking for convenience and peace of mind. At the heart of the home is a FULLY INTEGRATED DINING KITCHEN, perfect for everyday family meals. To the rear, you'll find a LARGE GARDEN, offering plenty of outdoor space for relaxation, play, or summer gatherings.

Step up the monoblock driveway and into a bright, welcoming vestibule that provides access to both the lounge and kitchen. The lounge is a stylish and inviting space, featuring Karndean flooring and a charming focal-point fire with dual wood burning stove. A large picture window to the front floods the room with natural light, creating a warm and airy atmosphere.

The kitchen continues the Karndean flooring, beautifully complemented by modern grey base and wall-mounted cabinetry offering excellent storage. White marble-effect worktops wrap around the room, providing generous space for cooking and preparation. There is also ample floor space at the entrance of the kitchen, perfectly suited to accommodate a dining table for family meals or entertaining.

The home further comprises three bedrooms and a contemporary bathroom. Bedrooms one and two are both spacious enough to comfortably fit double beds, with the third bedroom offering flexibility as a nursery, home office or additional guest room. The bathroom has been fully upgraded and finished with sleek grey and white accents, creating a fresh, modern feel.

Externally, the large rear garden is mainly laid to lawn, making it ideal for family gatherings and enjoying the warmer months. Fully enclosed, it provides a private outdoor space to relax and unwind.

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

For in-depth information on schooling, please use The Property Boom's school catchment and performance tool on our website. This delightful family home is perfectly located to enjoy a host of local amenities and transport links can have you in Glasgow City Centre in around 30 minutes. The picturesque town of Beith is a delightful place with an eclectic range of shops and cafes.

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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. Thank you.

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