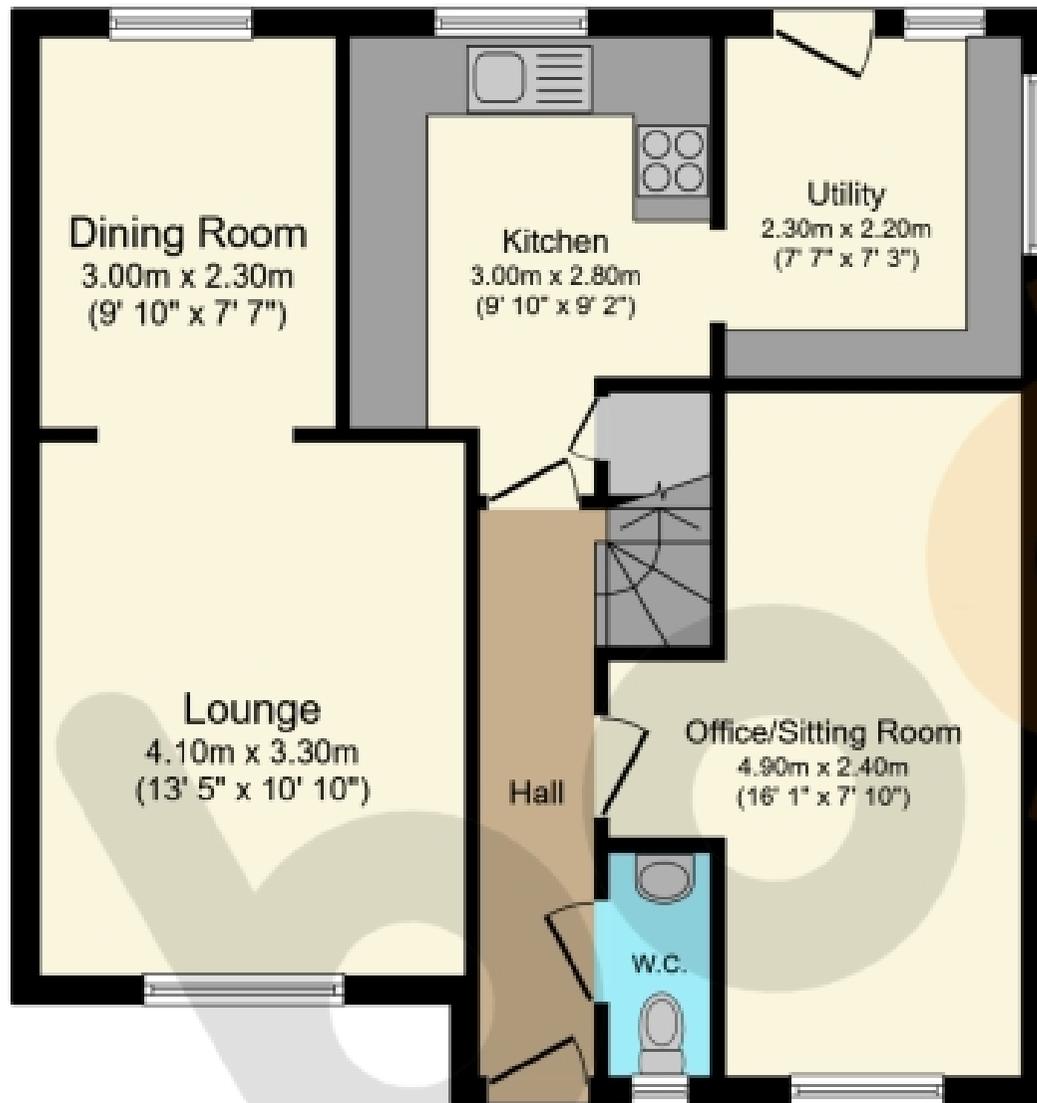




**St. Andrews Place, Beith**

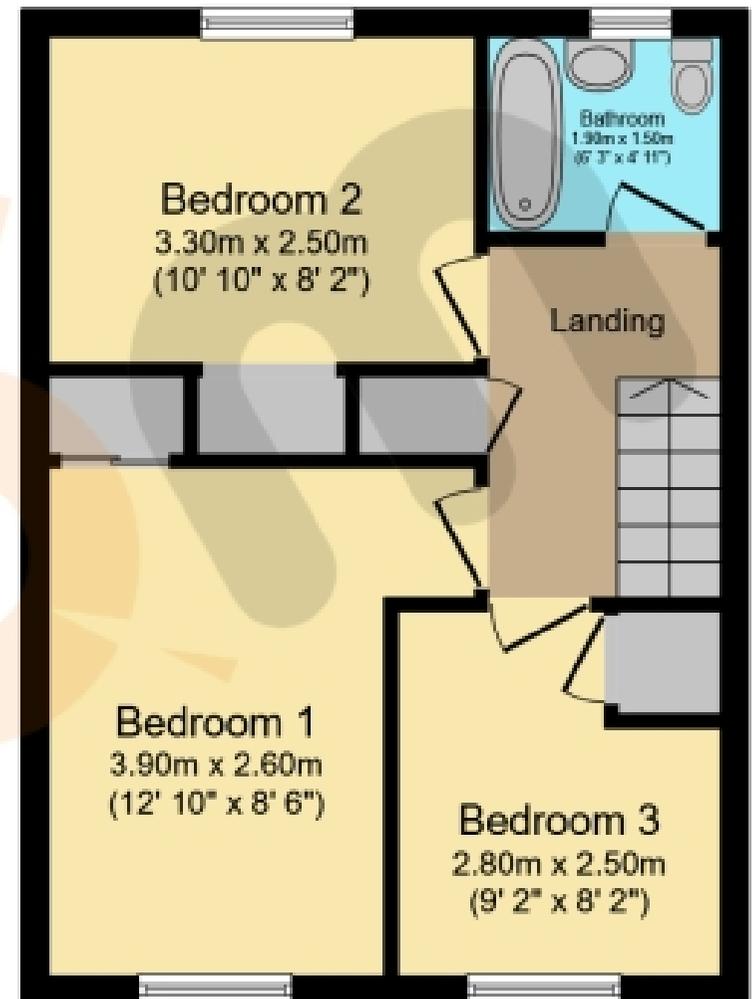
**Offers Over £229,995**





### Ground Floor

Floor area 58.0 sq.m. (624 sq.ft.)



### First Floor

Floor area 37.5 sq.m. (403 sq.ft.)

**Total floor area: 95.4 sq.m. (1,027 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

No stone has been left unturned with the immaculate presentation of this home from the outside-in. To the front, artificial lawn alongside a monoblock and gravel driveway, providing generous off-street parking for multiple vehicles.

Upon entering the home, you are welcomed into a hallway that leads through to the spacious lounge, featuring neutral décor and stylish oak-effect flooring. An archway opens into a charming family dining area, creating a seamless flow ideal for both everyday living and entertaining. The dining room comfortably accommodates a large table, perfect for family meals or hosting guests.

The ground floor continues into a contemporary kitchen, fitted with sleek matte cream base and wall units, contrasted with black marble-effect worktops. A separate utility room adjoins the kitchen, offering additional storage and integrated appliances for added convenience. Also on this level is an impressively sized sitting room, currently used as both an office and additional living space, with the flexibility to serve as a fourth bedroom if required. A ground floor W.C. further enhances practicality for guests.

Into the upper level are three proportioned bedrooms, all accommodating double beds and benefiting from built-in storage. The pristine family bathroom has been recently installed and comprises a bath with overhead shower, W.C., and wash hand basin.

Externally, the rear garden is designed for low maintenance, featuring a sociable patio area and artificial lawn, making it an ideal space for the whole family to enjoy.

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

This family home is ideally situated for Beith Primary and 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.

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](http://www.thepropertyboom.com)  
Head Office : 31 Braehead, Beith, KA15 1EG  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)