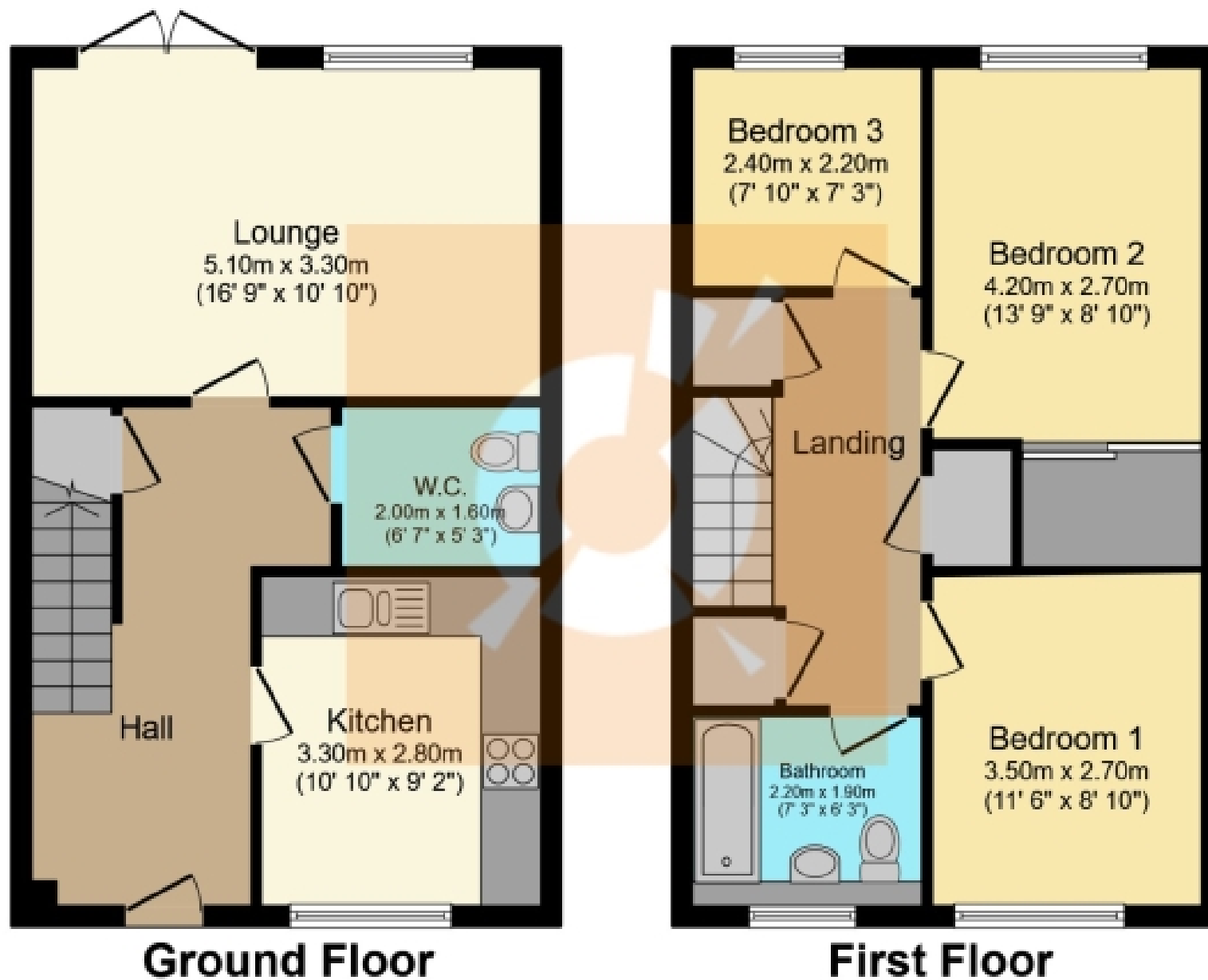




**2 Auldlea Gardens, Beith**

**Offers Over £169,995**





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

Welcome to No.2, a three-bedroom villa located in the highly sought after Auldlea Gardens Development. This fabulous home offers spacious and stylish accommodation just a short walk from a host of local amenities & public transport.

Entrance to the home is via a warm and welcoming reception hallway which in turn gives access to all the rooms on the ground floor.

The lounge has been neutrally decorated for a relaxing atmosphere and holds fantastic dimensions with ample dining space making for a great space to enjoy with family & friends. French doors lead you seamlessly into the rear garden.

The stylish contemporary kitchen is fitted with quality cabinetry in the form of wall and base mounted units creating a fashionable & efficient workspace. The kitchen has a quality integrated oven and four ring gas hob, as well as under cabinet lighting that further enhances the kitchen.

Completing the downstairs of this villa is a pristine W.C. which is perfectly elegant in all its simplicity.

Accessed via a carpeted staircase with timber banister, the upper level of the property holds three generously proportioned bedrooms, with bedrooms one and two benefitting from fantastic built-in wardrobes. You'll find additional storage within the 3 large storage cupboards which are also upstairs. Completing the upper level is a contemporary family bathroom, with high quality fixtures and fittings including chrome fixture taps, rainfall shower over bath, vanity unit and wall mounted heated towel rail; a great space to relax and unwind.

The rear of this stunning home boasts an extensive garden, predominantly laid to lawn, and fully enclosed; perfect for children and pets alike. The garden also includes a barked children's play area. To the front of the property there is a pristine lawn section with a monobloc driveway running to the side.

Ideally situated for Beith Primary and within safe walking distance of the newly built secondary School, 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.

This highly impressive family home will be very popular. Please watch our property's video tour for a more detailed look. We would highly recommend an early viewing of this contemporary accommodation. 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)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)