



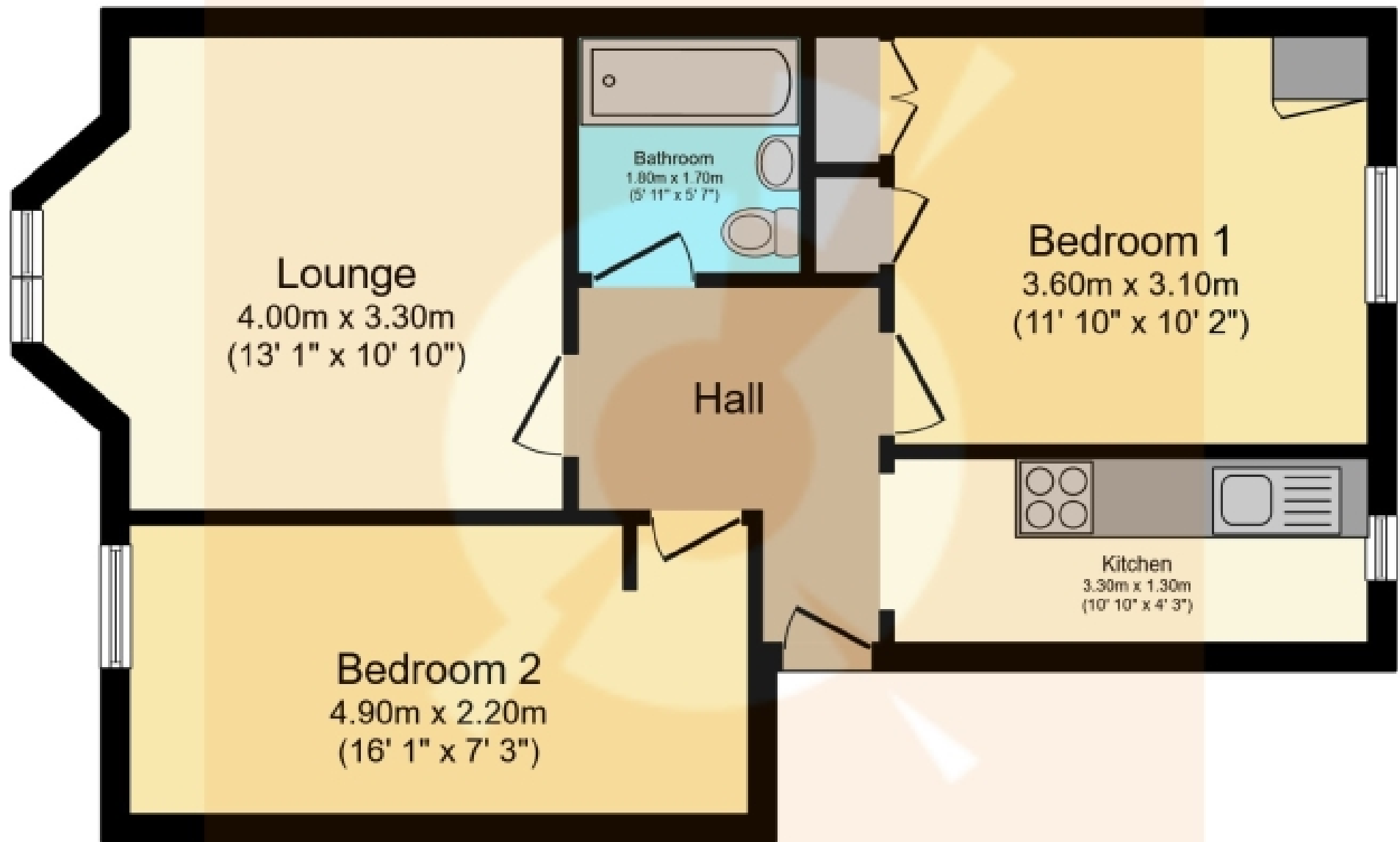
**1/1, 10 Janefield Place, Beith**

**Offers Over £67,000**









## Floor Plan

Total floor area 50.4 sq.m. (543 sq.ft.) approx

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

## THE PROPERTY

Welcome to Apartment 1/1, located at 10 Janefield Place. This fantastic first floor apartment is situated in a lovely sandstone building in the highly desirable Beith locale. With convenient access to various local amenities and excellent transport links, this rarely available property presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment.

As you enter the building, a well-maintained communal close and staircase lead you to the first floor. Upon entering, you are greeted by a neutrally decorated reception hallway with wood effect flooring. The spacious lounge boasts impressive proportions and ceiling heights, complemented by neutral décor and abundant natural light flowing in through the large, double-glazed window. The fitted kitchen holds both floor and base mounted units paired with granite effect worktops for an efficient workspace. Additionally, there is ample space for a washing machine and fridge freezer.

This fabulous property offers two generously proportioned bedrooms, with Bedroom Two providing flexible accommodation that can be utilized as a home office or dressing room. The home is completed by a part tiled three-piece bathroom, featuring a bathtub with an overhead shower, a W.C., and a wash hand basin, all finished with chrome fixtures and fittings.

Externally, residents of the building have access to a communal rear garden, which includes a shared drying green, mature shrubbery, and decorative planting. This low-maintenance outdoor space provides a pleasant area to relax and enjoy.

Don't miss out on the opportunity to make Apartment 1/1 your new home or investment property in the sought-after town of Beith.

Beith Primary is close by, and the property is 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, library, butchers and an eclectic range of shops.

Simply put, this is a fabulous first-time purchase in a desirable Beith locale and will no doubt be very popular, so early viewing is advised. 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.

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[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)