



**40 Auldlea Road, Beith**

**Offers Over £169,995**





## Floor Plan

Total floor area 83.6 sq.m. (900 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

**\*\* SELDOM AVAILABLE FAMILY HOME SET WITHIN SOUGHT-AFTER LOCALE \*\* RECENTLY INSTALLED KITCHEN & WET ROOM \*\* RECENTLY REPLACED DOUBLE GLAZING & RADIATORS \*\* EXTENSIVE GARDEN GROUNDS \*\***. View in Person or Online. Please contact your personal your personal estate agent, The Property Boom for much more information and a copy of the home report.

Welcome to No. 40 Auldlea Road – a rarely available semi-detached bungalow nestled within one of Beith's most sought-after addresses. This wonderful home has undergone extensive upgrades over recent years by our client, transforming it into a contemporary family accommodation.

First impressions are everything and this is certainly the case as you approach No. 40 Auldlea Road. Upon arrival, you will instantly be impressed by the extensive front garden with manicured lawn. Following the slabbed pathway and via the UPVC door, you'll be welcomed into the bright and airy reception hallway, adorned with tasteful touches.

Step into the stylish lounge, a perfect blend of contemporary design and comfort. The neutral decor, coupled with luxurious LVT flooring and on-trend panelling, offers the perfect space to relax and unwind. The recently installed kitchen features sleek hi-gloss wall and base mounted units with contrasting countertops, creating a fashionable and efficient and workspace. Integrated appliances include a 4-ring gas hob with electric oven/grill, extractor hood and fridge freezer. The kitchen further benefits from an ultra-modern breakfast bar, the perfect spot to enjoy your morning coffee.

The property boasts three generously proportioned double bedrooms, offering an abundance of space and versatility. Whether you need room for a growing family or require a home office, these bedrooms have it all covered. The recently installed wet room comprises of a walk-in shower cubicle, accompanied by a sleek W.C. and wash hand basin set within tasteful vanity unit. Contemporary fixtures and fittings include a feature LED mirror, chrome heated towel rail, and impressive tower shower panel.

The low maintenance rear garden is fully enclosed, offering the perfect space for children and pets alike. Additionally, a sociable decking area offers the perfect space for outdoor entertaining/dining alfresco.

This rarely available accommodation in a sought-after Beith locale will no doubt be very popular therefore we would highly recommend an early viewing. The property further benefits from gas-central heating and recently installed double glazing, providing all rooms with a delightful warmth.

Ideally situated for Beith Primary and within 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.

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)