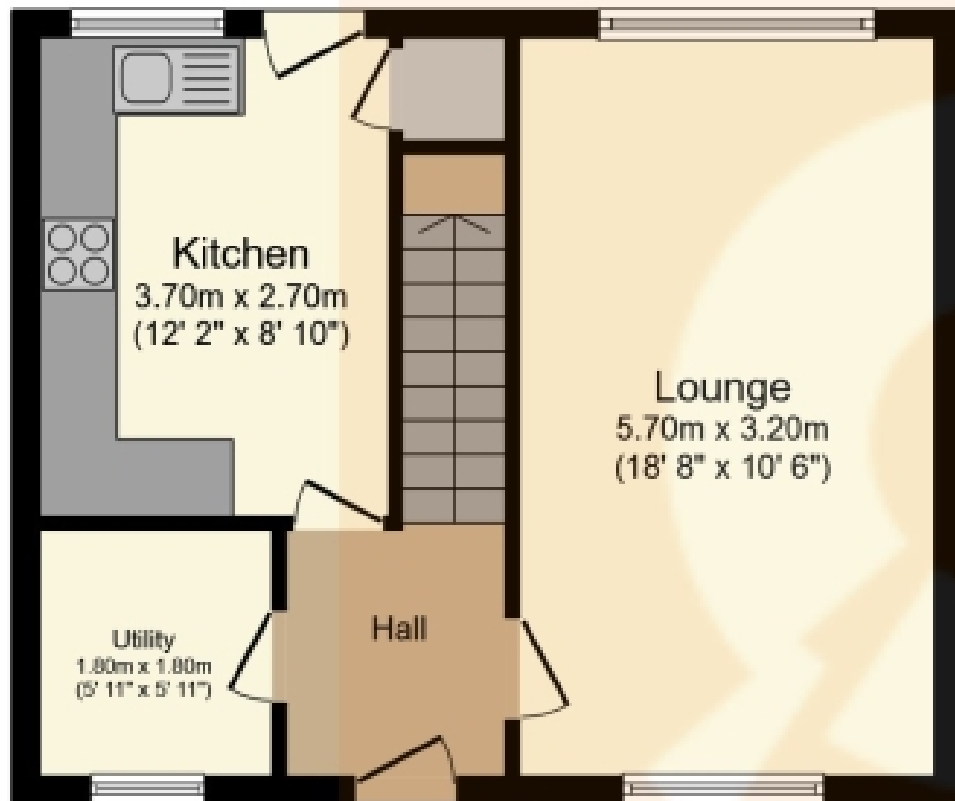




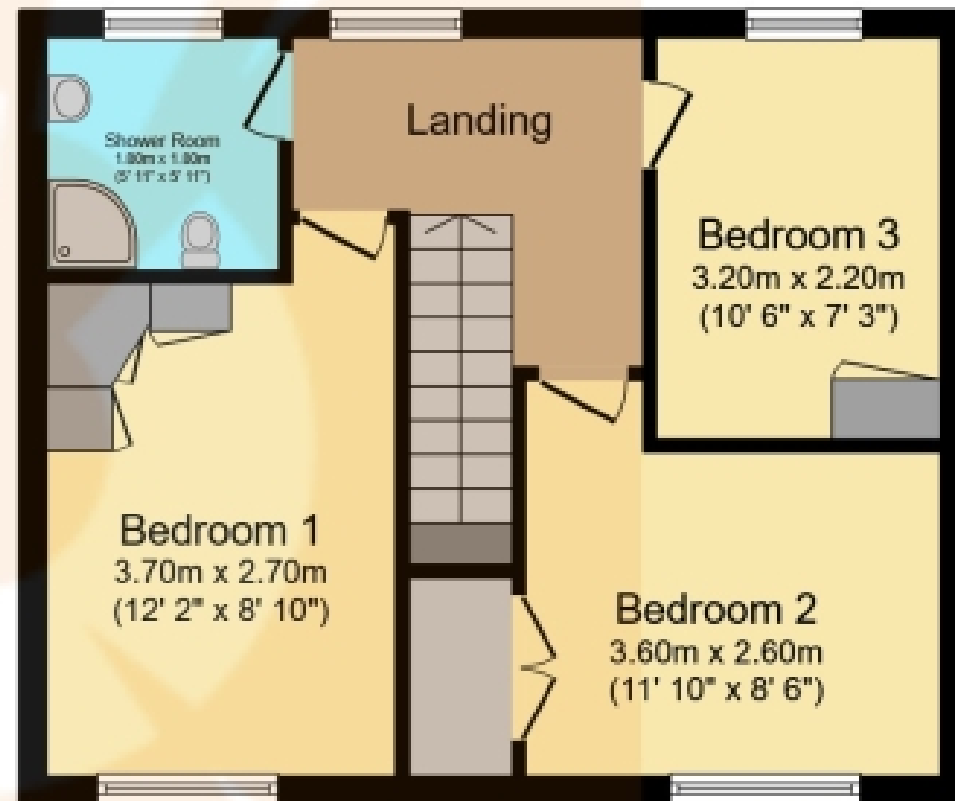
40 St. Inans Drive, Beith

Offers Over £88,500





Ground Floor



First Floor

Total floor area 78.8 sq.m. (848 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

**** SPACIOUS FAMILY HOME WITHIN POPULAR BEITH LOCALE ** EXTENSIVE & FULLY ENCLOSED REAR GARDEN ** CONVENIENT OFF-STREET PARKING ****. View in Person or Online. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No. 40 St Inans Drive and this sought-after terraced home, offering spacious and flexible accommodation over two levels. The property is ideally located within a popular Beith locale, and is just a short walk to a host of local amenities, schools and public transport links.

To the front of the property is a fabulously low maintenance patio area with staircase leading to No. 40, and there is plenty of off-street parking available for residents and visitors. Upon entering, you are welcomed into the bright and airy reception hallway. The lounge is strikingly spacious in size and is flooded with natural sunlight, thanks to the dual aspect. The impressive dimensions allow ample space for a dining table and chairs.

The well-appointed dining kitchen features an array of white wall and base mounted units paired with contrasting granite-effect worktops, creating a fashionable and efficient workspace. Integrated appliances include a 4-ring gas hob, electric oven/grill, extractor hood and there is further free-standing space for a washing machine, fridge and freezer.

A carpeted stairway leads to the upper level where three generously proportioned bedrooms are housed - all rooms are also fitted with excellent in-built storage solutions. Completing the accommodation internally is the modern three-piece shower suite, comprising of walk-in shower cubicle, W.C., and wash hand basin which is contained within a stylish vanity unit.

To the rear, there is an extensive garden which is predominantly laid to lawn and surrounded by mature shrubbery for additional privacy. There is also a sociable patio area; perfect for soaking up the summer sun.

The property further benefits from gas central heating and double glazing throughout, 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.

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