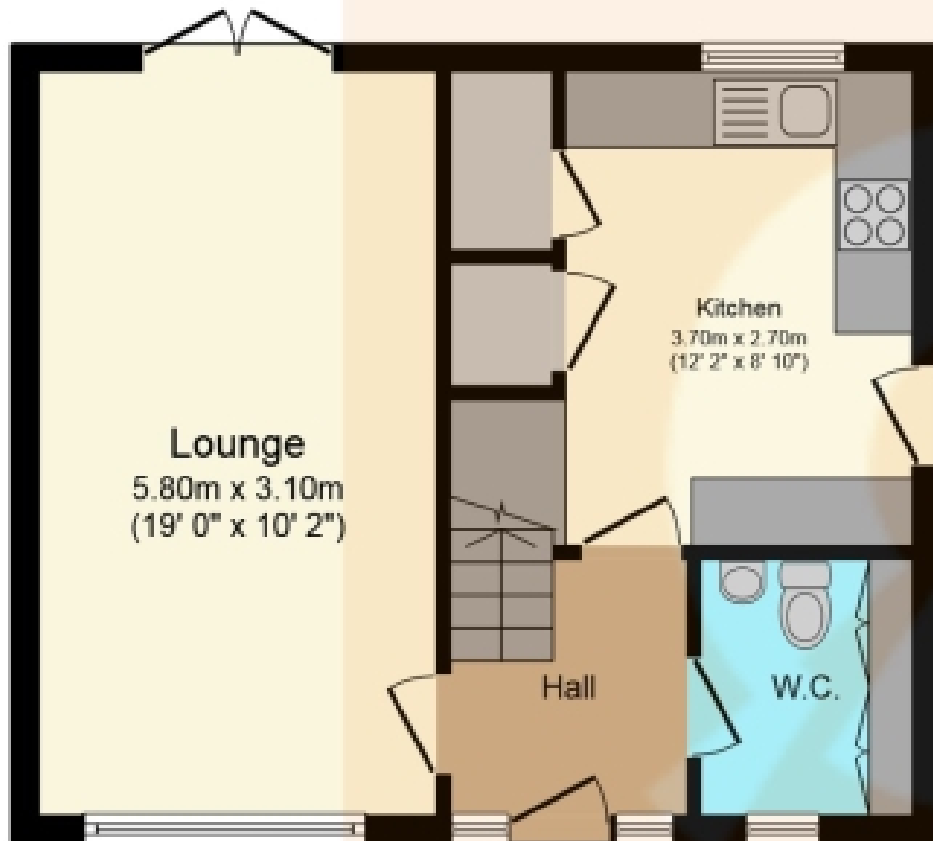




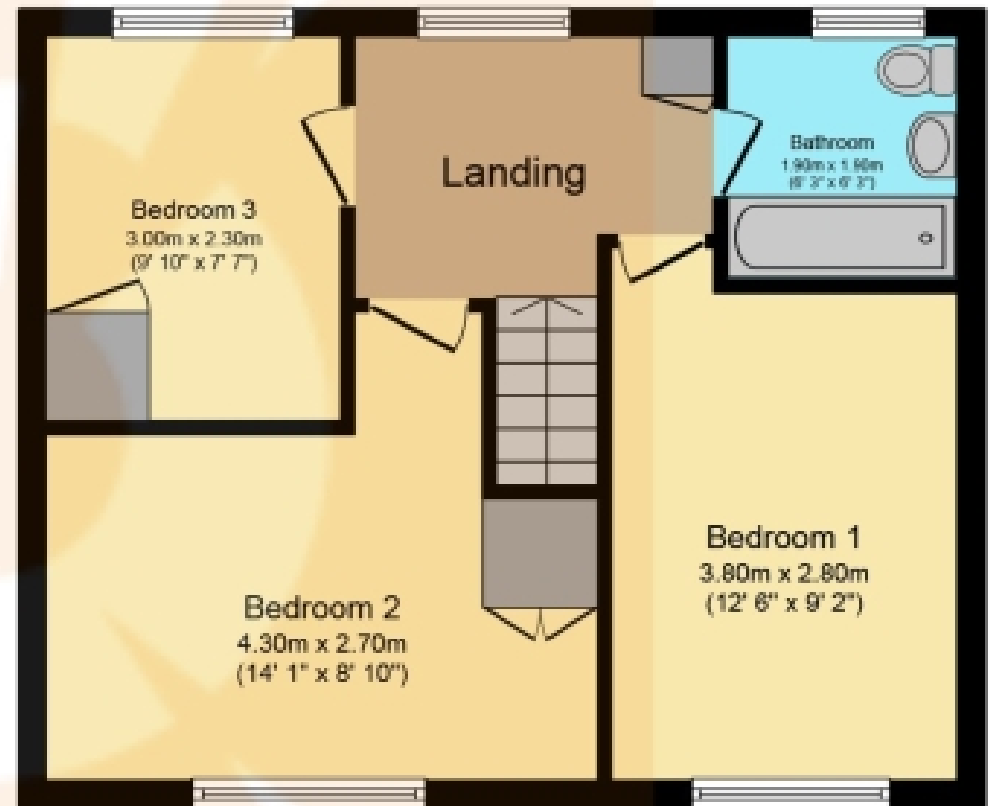
44 St. Inans Drive, Beith

Offers Over £99,995





Ground Floor



First Floor

Total floor area 80.6 sq.m. (868 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

****SUPERBLY SPACIOUS FAMILY HOME WITHIN POPULAR LOCALE**** View in person or online. ****WELL-MAINTAINED REAR GARDENS & PLENTIFUL OFF-STREET PARKING**** Please contact your personal estate agent, The Property Boom for much more information and a copy of the home report.

Situated within the ever-popular Beith locale, No.44 St. Inans Drive is a fabulously spacious terraced home offering flexible & stylish accommodation. The home is ideally located within walking distance from a host of local amenities, schools and excellent public transport links making for a fantastic family home.

Plentiful off-street parking is available for residents to the front of the property with a staircase leading to the fully paved and wonderfully low maintenance front garden. Upon entering you're welcomed through the bright & airy reception hallway which sets the tone for the rest of the home.

The family lounge boasts generous dimensions which are complimented by an abundance of light through dual aspect window formation. Chic french doors lead onto a raised decking area in the rear garden making a perfect space for entertaining guests.

The well-appointed kitchen holds an array of beech effect wall and base mounted units paired with dark worktops for a fashionable and efficient workspace. The kitchen further benefits from an integrated four ring electric cooker and oven alongside ample space for freestanding appliances where desired. Completing the ground floor is a pristine W.C. that is further enhanced with in-built sliding cupboards for additional storage.

Into the upper level, there are three generously proportioned bedrooms offering flexible accommodation for a multitude of uses. Completing the property internally is a modern three-piece family bathroom comprising of bathtub with overhead shower, W.C. and wash hand basin alongside quality fixtures & fittings.

The rear garden of No.44 is well maintained with a manicured lawn section & raised decking area; making for the perfect space to enjoy during the summer months.

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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