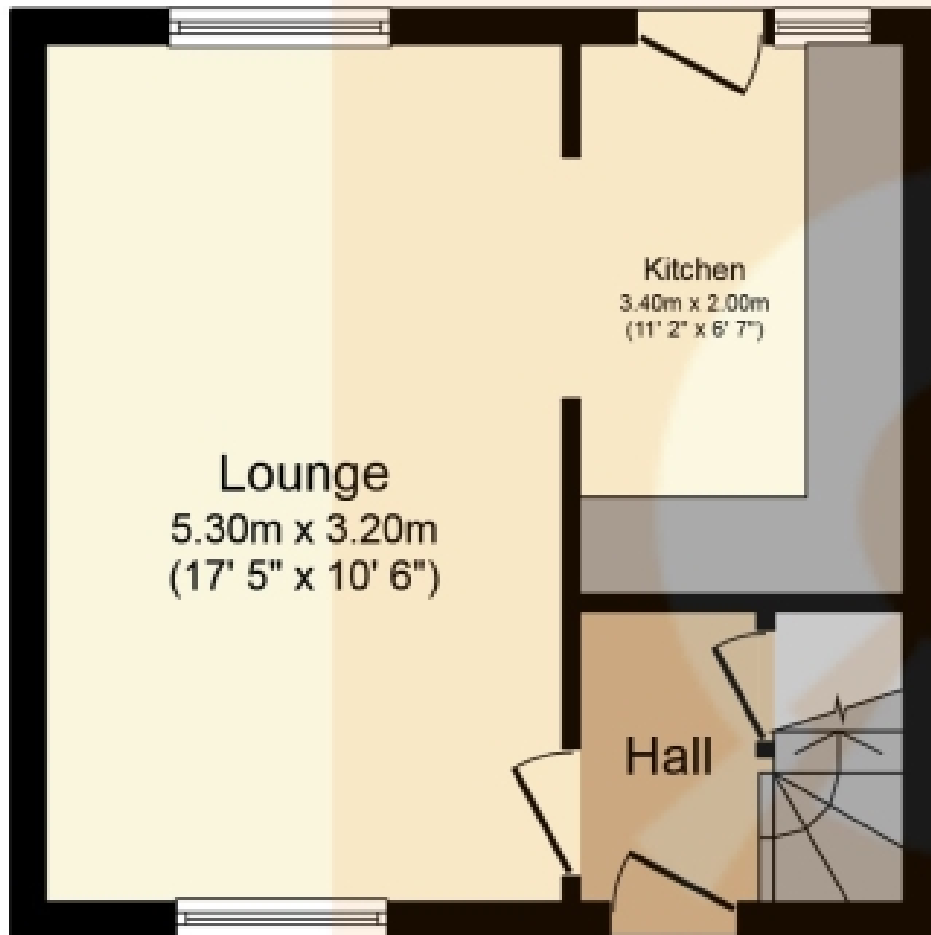




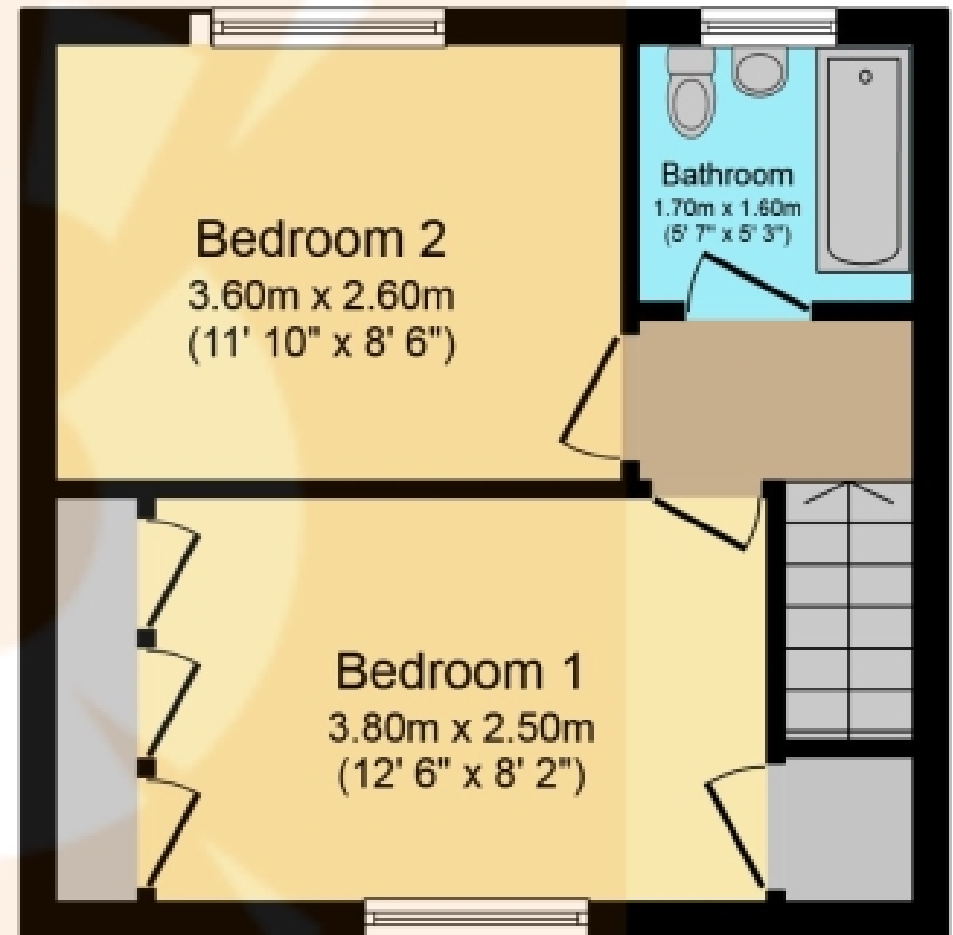
22 Elder Avenue, Beith

Offers Over £80,000





Ground Floor



First Floor

Total floor area 56.2 sq.m. (605 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

Step into No. 22 Elder Avenue, where you'll discover this wonderful mid-terraced home set within a popular Beith locale. This property is sure to appeal to a wide range of purchasers to include first-time buyers and professionals alike.

Upon entering, a welcoming reception hallway awaits, giving access in the first instance to the spacious family lounge. This room is awash with natural light thanks to the dual-aspect, double-glazed window formations, and has been tastefully decorated throughout with neutral tones.

The kitchen is partially tiled and features an array of wall and base mounted cabinetry, with contrasting countertops, offering an efficient workspace. Integrated appliances include a 4-ring gas hob, electric oven/grill, and there is further space for free-standing appliances where desired.

Ascend the carpeted stairway to discover two spacious bedrooms on the first floor, both with neutral decor and in-built storage. The three-piece family bathroom completes the internal accommodation, comprising of a shower-over-bath with glass screen, w.c. and wash-hand-basin.

To the rear, there is a low-maintenance garden space which predominantly comprises of decorative stone chips. Privately enclosed, this space is perfect for both children and pets alike.

Gas-central heating can be found throughout, providing each room 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.

We would highly recommend an early viewing. 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.

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
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com