

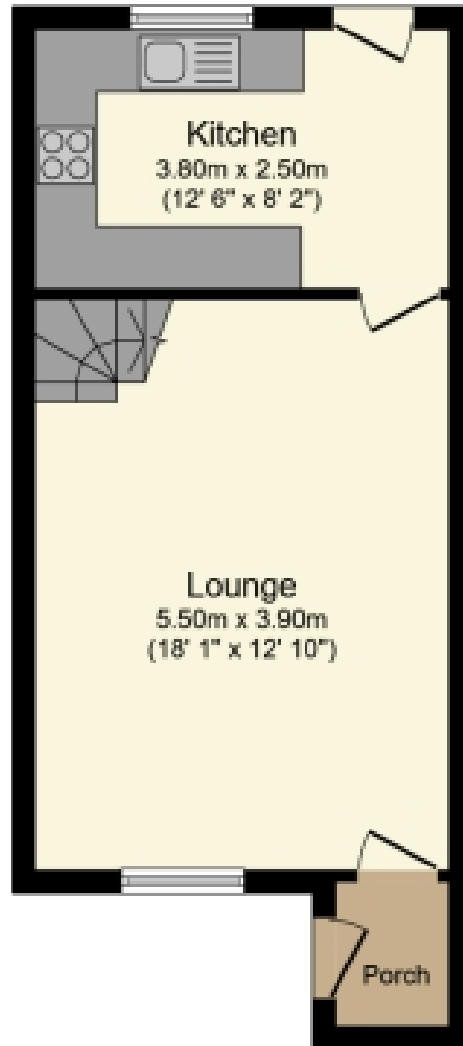
**17 Jamieson Way, Beith**

**Offers Over £85,000**



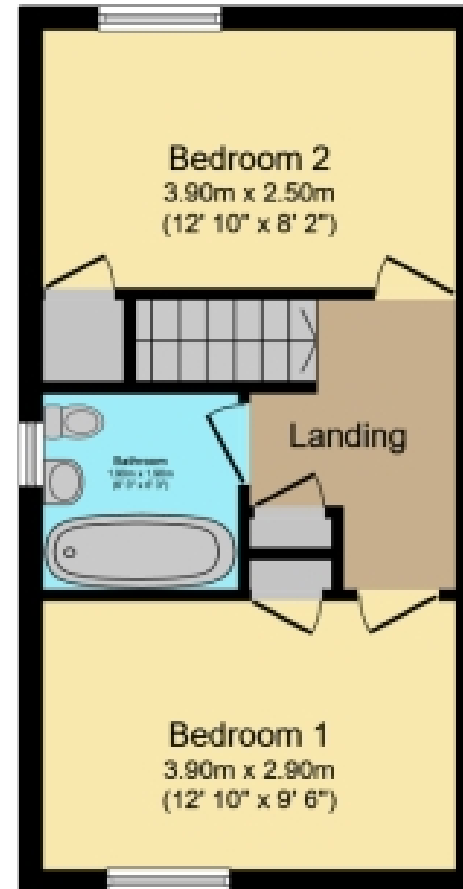






## Ground Floor

Floor area 34.1 sq.m. (367 sq.ft.)



## First Floor

Floor area 32.4 sq.m. (349 sq.ft.)

**TOTAL: 66.4 sq.m. (715 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

Welcome to No.17 Jamieson Way and this fantastic semi-detached home located within the sought-after Beith locale. The property is conveniently situated just walking distance from a host of amenities, schools and public transport links making for a perfect family home or first-time purchase.

Externally, there is an extensive monobloc multicar driveway which runs parallel with a section of manicured lawn. Upon entering, you are welcomed via the bright and airy reception hallway.

The family lounge boasts impressive dimensions paired with neutral décor and an abundance of natural light. The fitted kitchen holds ample oak effect wall and base mounted units with contrasting worktops for an efficient workspace. Integrated appliances include a 4-ring gas hob, electric oven/grill and fridge/freezer alongside space for dining if desired.

On to the upper level are two generously proportioned double bedrooms, both holding in-built storage solutions. Completing the property internally is a three-piece family bathroom comprising of bathtub with overhead shower, W.C. and wash hand basin.

The rear garden is fully enclosed and meticulously maintained for the perfect space to relax and unwind. The garden is predominantly laid to lawn with a sociable patio area, surrounded by mature shrubbery for added privacy.

Ideally situated for Beith Primary and within safe walking distance of the 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. This impressive family home will be very popular. Please watch our property's video tour for a more detailed look. We would highly recommend an early viewing of this contemporary accommodation.

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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.

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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)