






Cedar Avenue  
Beith, Ayrshire  
KA15 1DQ

2   
1   
1 

## Offers Over £74,000

This spacious Mid Terrace Villa is situated in an established location and would make an ideal home for the successful purchaser.

The property itself has been recently decorated and provides a nice, freshly decorated interior with open outlooks and lovely views, particularly from the upper windows.

The building itself has a well presented render exterior beneath a pitched roof with modern interlocking concrete tiles and benefits from pvc double glazing including a modern back and front door.

The front garden has been recently cut back which reveals the fact it is a great size and with the hedged border would make a nice area to sit out as this is where the sun sets. The larger rear garden is fenced and mainly level with a good size central lawn. The rear garden borders open grassland and this gives a further feeling of more privacy.



Home Report Valuation  
£75,000





Internally the property has good sized rooms which have been recently redecorated and this upgrading further extends to new carpets in the stairs and upstairs bedrooms.

The accommodation in full comprises hallway, large lounge/living room with windows to both the front and rear and a focal point fireplace. The kitchen has a range of storage units with a free standing cooker, stainless steel sink and ample worktop surface area.



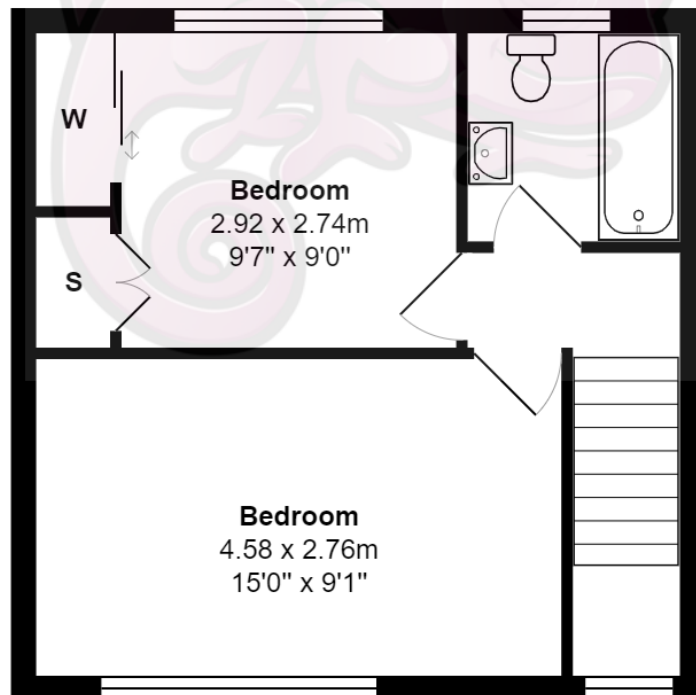
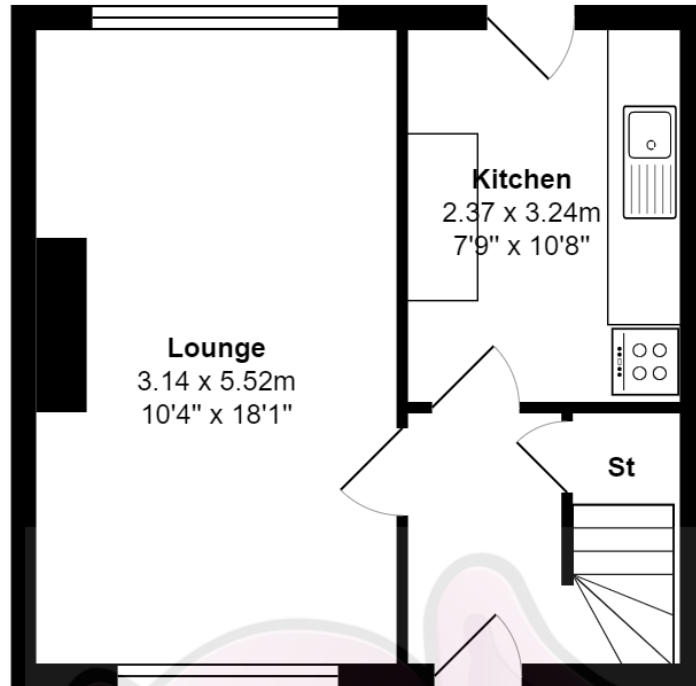
On the upper floor the bedrooms are both a great size with the front bedroom having two windows which makes this a really bright room and this room has a nice outlook over the corner of the village and beyond to the countryside. The second bedroom has built in wardrobes and a second cupboard which also houses the boiler.

Bathroom with three piece suite and a window to the rear.



## Vendor Comments

*This has been a nice house in a very quiet village and yet handy when we need to travel to Glasgow.*



Total Area: 62.4 m<sup>2</sup> ... 671 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

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.





[www.propertybureau.co.uk](http://www.propertybureau.co.uk)

**Glasgow**   Stirling   Helensburgh   Lanarkshire

Melville House, 70 Drymen Road, Glasgow, G61 2RH

[enquiries@propertybureau.co.uk](mailto:enquiries@propertybureau.co.uk)  
0141 943 1110

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

