




McEwan Fraser Legal
Solicitors & Estate Agents
01292 430 555

35 Sycamore Avenue

BEITH, NORTH Ayrshire, KA15 2DW



Views from around Beith, and Beith Golf Course



BEITH, NORTH Ayrshire

A tastefully decorated three bedroom house. Positioned in a popular pocket of Beith

Sycamore Avenue is situated in the historic town of Beith, which originally relied on the textile trade as its main industry. Nowadays, it is a popular base for commuters, enjoying easy access to Glasgow Airport, the M8 and Glasgow city centre. Local amenities include schooling, banks, supermarkets, a medical surgery and solicitors, with a full range of high street shops and stores available in Glasgow, Paisley and Ayr.

The surrounding area offers opportunities for field sports including shooting, fishing, golf and sailing on the Firth of Clyde. There are yachting marinas at Largs, Inverkip and Troon, all within easy reach.

Glasgow Airport (twelve miles away) provides a range of domestic, European and International flights. Prestwick Airport (twenty miles away) has services to London and European destinations.



M8



CLOSE TO AIRPORT



LEISURE FACILITIES



LOCAL AMENITIES



35 SYCAMORE AVENUE

McEwan Fraser Legal are delighted to offer to the market this spacious and tastefully decorated three bedroom, end-terraced villa split over two levels offering excellent family accommodation. Room dimensions are generous and the accommodation has been arranged to offer both flexibility and individuality. Once inside, discerning purchasers will be greeted with a first class specification.

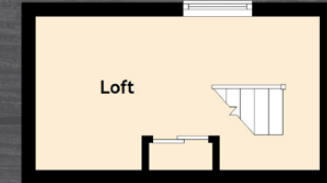
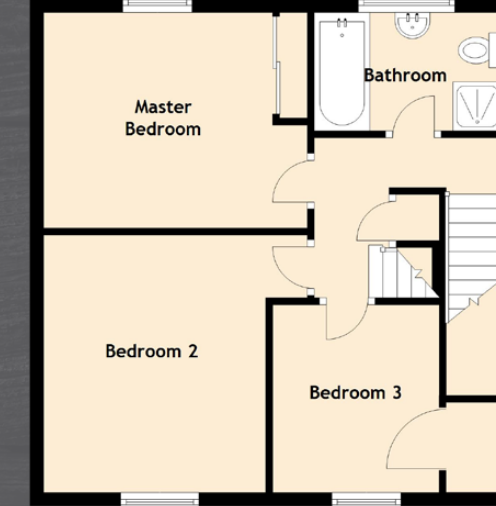
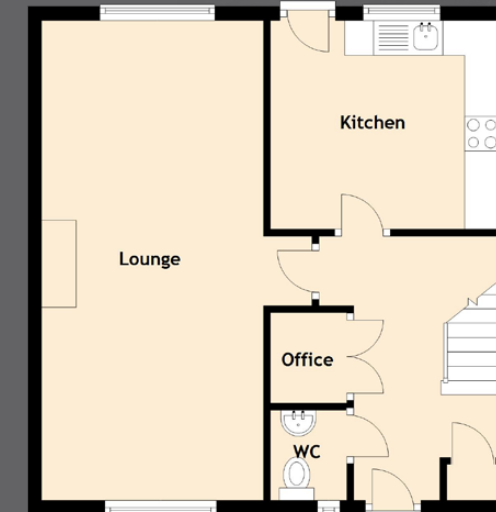
The formal lounge/dining area is flooded with natural light from the window to the front. The dining area will be popular when entertaining friends and family, and fitted kitchen has a modern range of floor and wall mounted units with a contemporary worktop. Creating a fashionable and efficient workspace. It is further complemented with a host of integrated appliances and space for additional free-standing appliances.

The first-floor accommodation offers three well-proportioned bedrooms, all of which are bright and airy with space for additional free-standing furniture if required. Access to the floored loft is from a set of stairs in the hall. A stunning family bathroom suite completes the impressive accommodation internally.

Externally, the property has a private garden. The rear garden is fully enclosed and provides a safe environment for children and is a real suntrap in summer months. Gas central heating and double glazing have been provided throughout to create a warm, yet cost-effective way of living all year round.



PROPERTY SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	6.90m (22'8") x 3.20m (10'6")
Kitchen	3.30m (10'10") x 3.00m (9'10")
Master Bedroom	3.80m (12'6") x 3.10m (10'2")
Bedroom 2	3.80m (12'6") x 3.70m (12'2")
Bedroom 3	3.10m (10'2") x 2.70m (8'10")
Loft	4.10m (13'5") x 2.30m (7'7")
Bathroom	2.70m (8'10") x 1.70m (5'7")
WC	1.30m (4'3") x 1.10m (3'7")

Gross internal floor area (m²)

94m²

EPC Rating

D

Extras (Included in the sale)

Carpets floor coverings, light fixtures, curtains and blinds.



Image credit: <http://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.

