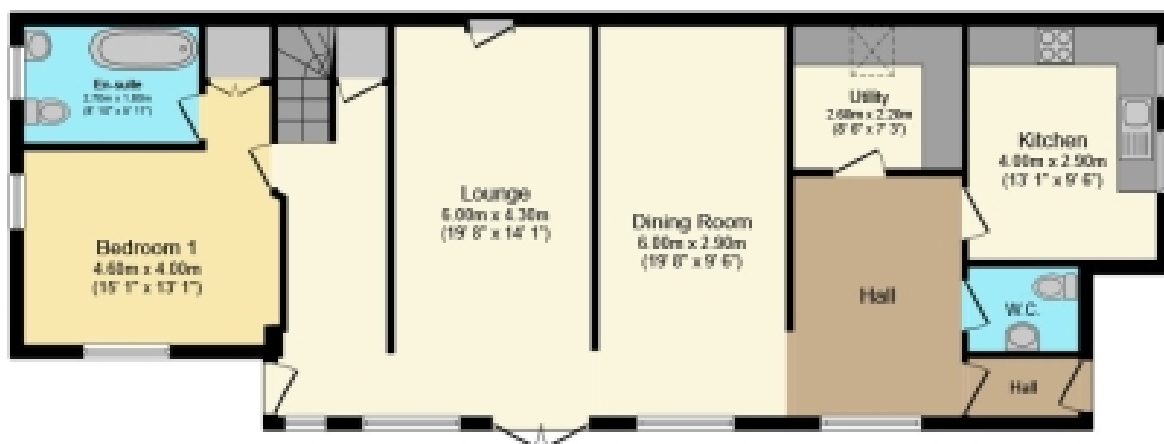




**Laigh Maulside, Beith**

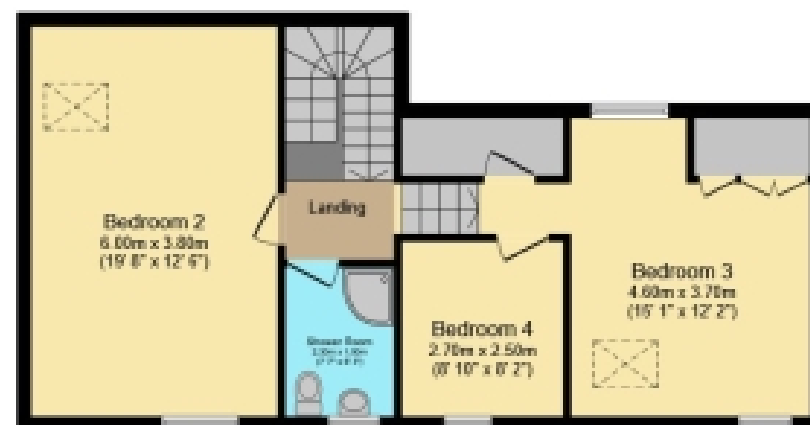
**Offers Over £395,000**





## Ground Floor

Floor area 97.5 m<sup>2</sup> (1,050 sq.ft.)



## First Floor

Floor area 63.0 m<sup>2</sup> (679 sq.ft.)

**TOTAL: 160.6 m<sup>2</sup> (1,728 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

**\*\* UNINTERRUPTED VIEWS OF STUNNING AYRSHIRE COUNTRYSIDE \*\* CIRCA 4.5 ACRES \*\* FANTASTIC EQUINE OPPORTUNITY \*\* EXCEPTIONAL FAMILY HOME \*\*.**

Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Nestled amidst Ayrshire's picturesque countryside, discover Laigh Maulside-an exceptional detached conversion offering tranquillity and seclusion. Set upon approximately 4.5 acres of land, this property promises a peaceful retreat and the field benefits from a large shed.

Tucked along a private driveway ensconced by trees and mature shrubbery, there is a carpark which accommodates to both residents and guests. Upon entering, you are instantly captivated by the charming large window formations which fill the open plan living space with an abundance of light.

The spacious family lounge boasts a focal point fireplace and a feature stone wall, exuding timeless character while offering serene garden views. Wood-effect laminate flooring, boasting underfloor heating leads seamlessly into the dining room-a delightful space for entertaining family and friends.

The fitted kitchen features an array of wall and base mounted units complimented by sleek granite effect worktops. Integrated appliances include a 4-ring induction hob, double oven, and extractor hood, with further space for a free-standing dishwasher. Off the kitchen is a useful utility room, providing additional workspace and storage.

On the ground floor, you'll find Bedroom 1, which is generously proportioned, boasting its own en-suite bathroom. Completing the ground level is the downstairs W.C. which is perfectly elegant in all its simplicity.

Ascend to the upper floor to discover three further bedrooms, each offering captivating views of the surrounding Ayrshire countryside. A contemporary three-piece shower room, adorned with stylish chrome fixtures and fittings, adds a touch of luxury to everyday living.

Outside, manicured gardens adorn the front of the home, enveloped in tranquillity and privacy with decorative stone chips, vibrant decorative planting and mature shrubbery. Overlooking expansive field space, this idyllic garden oasis presents the perfect canvas for equine enthusiasts or those seeking to embrace the rural lifestyle.

Our client has advised that there is potential for expansion subject to planning. Planning permission and building warrants were obtained by our client in 2023 for an extension into the front garden, en-suite in bedroom 3 and for a dormer to be added where the current velux is in bedroom 2.

Ideally situated just a short drive from Beith Primary and 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 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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