

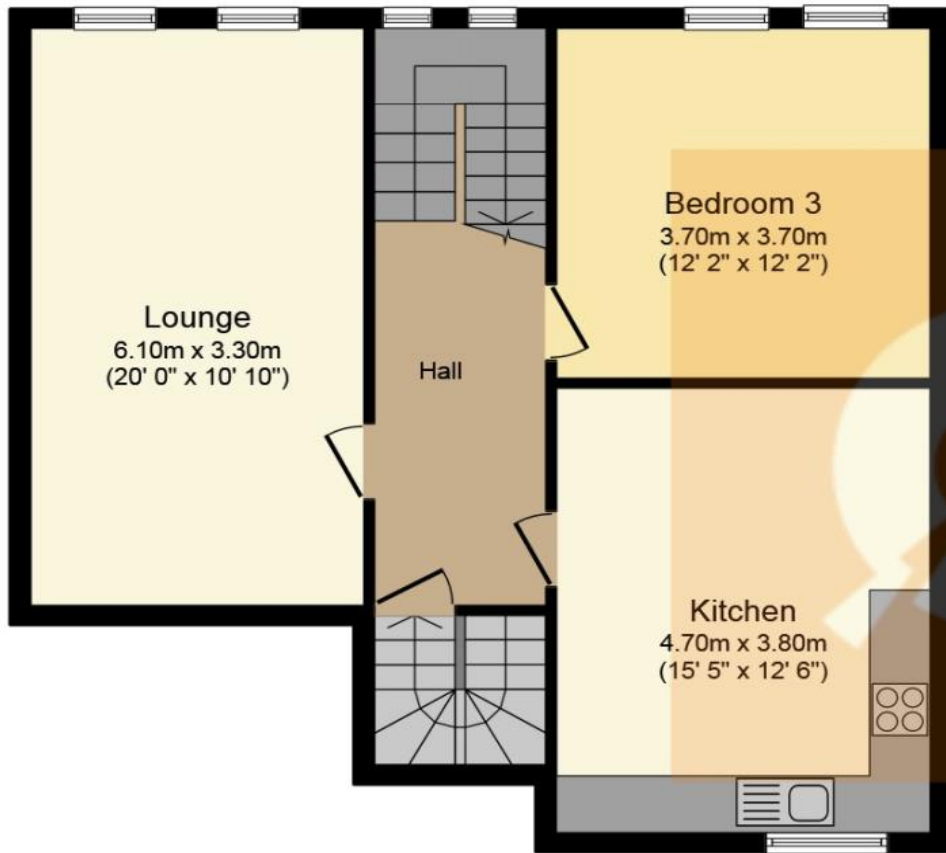


36 Eglinton Street, Beith

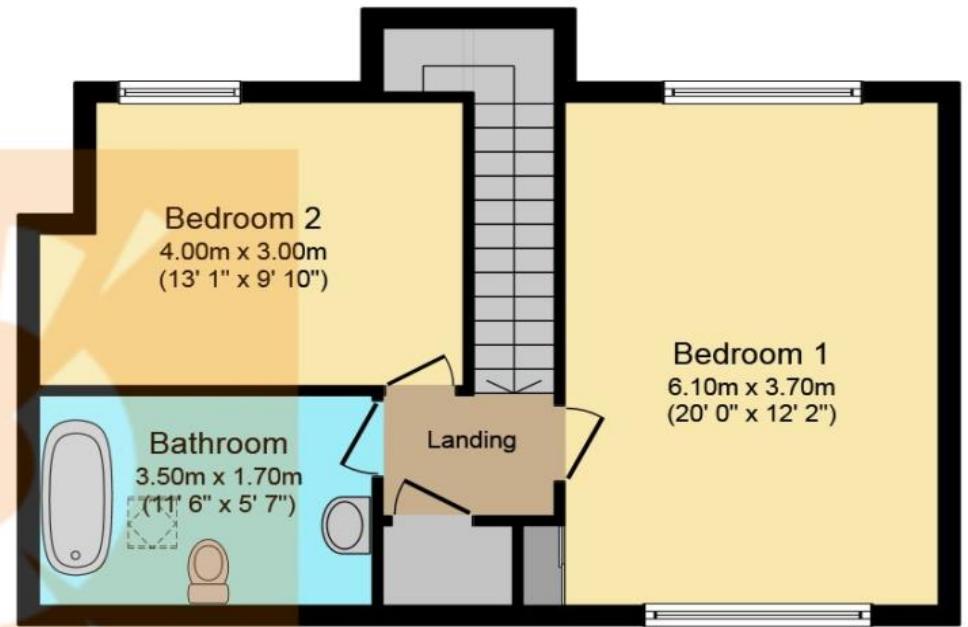
Offers Over £86,000







**First Floor**



**Second Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

If you have been looking for a property with character space and natural light in abundance, please check out this amazing Edwardian maisonette. Upon entering via its own front door at street level, you immediately realise that this home has been meticulously maintained and presented beautifully to the market.

A large window formation with stain glass detailing allows natural light to flood the staircase. The hallway offers access to the rear of the property where an easily maintained and fully enclosed garden can be found and is the perfect place for entertaining in those summer months.

A glass panel door leads you to an impressive first floor landing with newly refurbished exposed wooden floors. The warm and welcoming Lounge is fantastically spacious and has been decorated in contemporary neutral tones. The attention to detail in this room is superb and includes a featured wall with sculptured recesses, focal point fireplace and flush mounted ceiling down lighters.

Numerous wall and floor mounted units offer excellent storage and the view from the kitchen is out to the splendid Garnock Valley. The bright and exceptionally spacious dining kitchen is an ideal place for dinner parties and is complemented beautifully by tasteful décor. Space is available for a fridge freezer, washer dryer, and chest freezer. The kitchen also benefits from a built-in oven and grill, 4 ring gas hob with stainless steel splash back and extractor.

The property boasts period features and is enhanced with double glazing and a gas fired central heating system which provides each room with a lovely warmth.

The upper hall gives access to a well-appointed ultra-modern family bathroom with a three-piece white glazed suite and shower over bath. Stylish fittings complement this bright, airy and spacious area to perfection.

The outstanding master bedroom definitely has wow factor. This stunning room with dual aspect windows and fitted wardrobes has been presented beautifully. The views out to the nearby hills are fabulous and the finish to the featured alcove with downlighters is exceptional. Two further great sized double sized bedrooms complete this amazing family home.

The maisonette is perfectly located to enjoy a host of local amenities and transport links can have you in Glasgow City Centre in under 30 minutes. The picturesque town of Beith is a delightful place with local restaurants and an eclectic range of shops. For detailed schooling information, please use The Property Boom's school's catchment and performance tool on our website.

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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