



99 Kings Road, Beith

Offers Over £149,995







## Floor Plan

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



## THE PROPERTY

Welcome to No 99, a desirable lower quarter villa situated within the ever-popular town of Beith. This superb property offers spacious accommodation with an idyllic mix of modern upgrades and timeless traditional features.

To the front, the property benefits from a private, decoratively gravelled multi-car driveway surrounded by eye catching shrubbery and plants. Following up the pathway and through the front door you are welcomed into the quaint entrance vestibule, which features attractive, classic floor tiles. Walking through the second entrance door, you are led to the bright and inviting reception hallway which provides access to all rooms.

The family lounge is tastefully decorated with a host of charming features such as original timber floorboards, ornate ceiling coving and multi-fuel stove. The room is also flooded with light thanks to the fabulous bay windows.

There is a second reception room, currently utilised as a sitting room/office. Again, benefitting from stylish décor and lighting, a real attribute of the room is the red stone fireplace with multi-fuel stove. An internal door leads through to the convenient utility room, featuring an array of white wall and base units, functional yet stylish wood effect worktop space as well as ample room for washing machine and tumble dryer.

An open plan doorway follows through to the well-appointed kitchen which has a similar design complimentary to that of the utility room.

Modern integrated appliances are fitted throughout, and a large window feature provides calming garden views to enjoy whilst you cook.

The fabulous family bathroom has been decorated to a high standard with fashionable, monochrome floor tiles present and the neutral décor throughout provides a relaxing space to unwind. Featured in the bathroom is a w.c, hand wash basin, heated towel rail and bath with wall mounted shower.

Two superb double bedrooms are present, both benefitting from generous proportions and delightful décor. Bedroom One further benefits from a contemporary en-suite with w.c, hand wash basin and walk in shower enclosure.

To the rear, is the beautifully landscaped garden. Featuring a fantastic mix of lawn, shrubbery, chipped and patio areas with uninterrupted, picturesque countryside views - this garden is an ideally suited space to both entertain or unwind in the summer sun.

This property benefits from gas central heating and double-glazed windows throughout providing the home with a lovely warmth all year round.

The property is ideally located within walking distance to a host of local amenities, shops and Beith Primary School. The property is also within catchment of the recently built Garnock Community Campus with leisure suite, swimming pool and Secondary School. 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.

We would highly recommend an early viewing as we have no doubt this property will be very popular. 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.

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