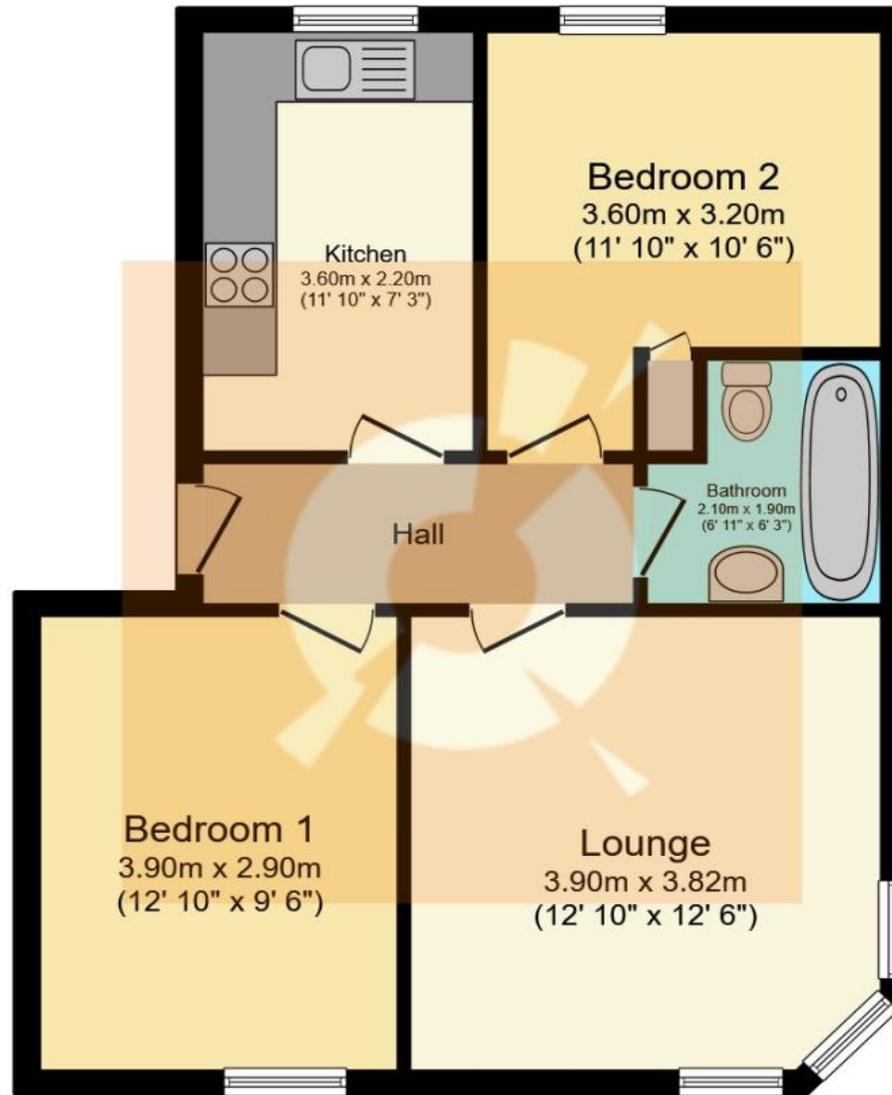




1/1, 29 Crummock Street, Beith

Offers Over £59,995





## Floor Plan

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

## THE PROPERTY

Situated within the ever-popular Beith locale, this wonderful traditional apartment is located on the first floor of No. 29 Crummock Street. The property is tastefully presented with stylish décor, impressive ceiling heights and dimensions throughout, offering itself as a wonderful first-time purchase or buy to let investment opportunity.

Entrance to the building is via a secure door entry system shared with 3 other properties and the communal close and staircase leading to the first floor is well maintained. Upon entering the apartment, you are welcomed through the bright and airy reception hallway which gives access to all rooms.

The sumptuous lounge is strikingly spacious and has retained a host of traditional features to include impressive ceiling heights, intricate cornicing and centre rose. The lounge is stylishly decorated with neutral and fresh tones with an abundance of sunlight which floods through the large double glazed window formation.

The contemporary fitted kitchen holds ample storage in the form of white wall and base mounted units paired with butcher block effect worktops and brick tiled splashback for a fashionable and efficient workspace. Integrated appliances include a 4-ring gas hob, electric oven/grill, extractor hood and there is ample space for a washing machine, dishwasher, fridge freezer and a dining area; perfect for enjoying a morning coffee.

Within this fabulous apartment are two generously proportioned double bedrooms and completing accommodation internally is a three-piece bathroom suite comprising of bathtub with overhead shower, W.C. and wash hand basin.

There is a charming, communal garden to the rear of the property which comprises of mature shrubbery and decorative planting. A section laid to lawn makes for easy maintenance and a paved patio area and garden bench offers views to the picturesque town of Beith and the community garden below.

This property further benefits from double-glazing and gas-central heating provide each room with a lovely warmth.

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.

This fabulous accommodation is sure to be very popular therefore we strongly recommend an early viewing. 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**

[www.thepropertyboom.com](http://www.thepropertyboom.com)

70 West Regent Street, Glasgow, G2 2QZ

Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)