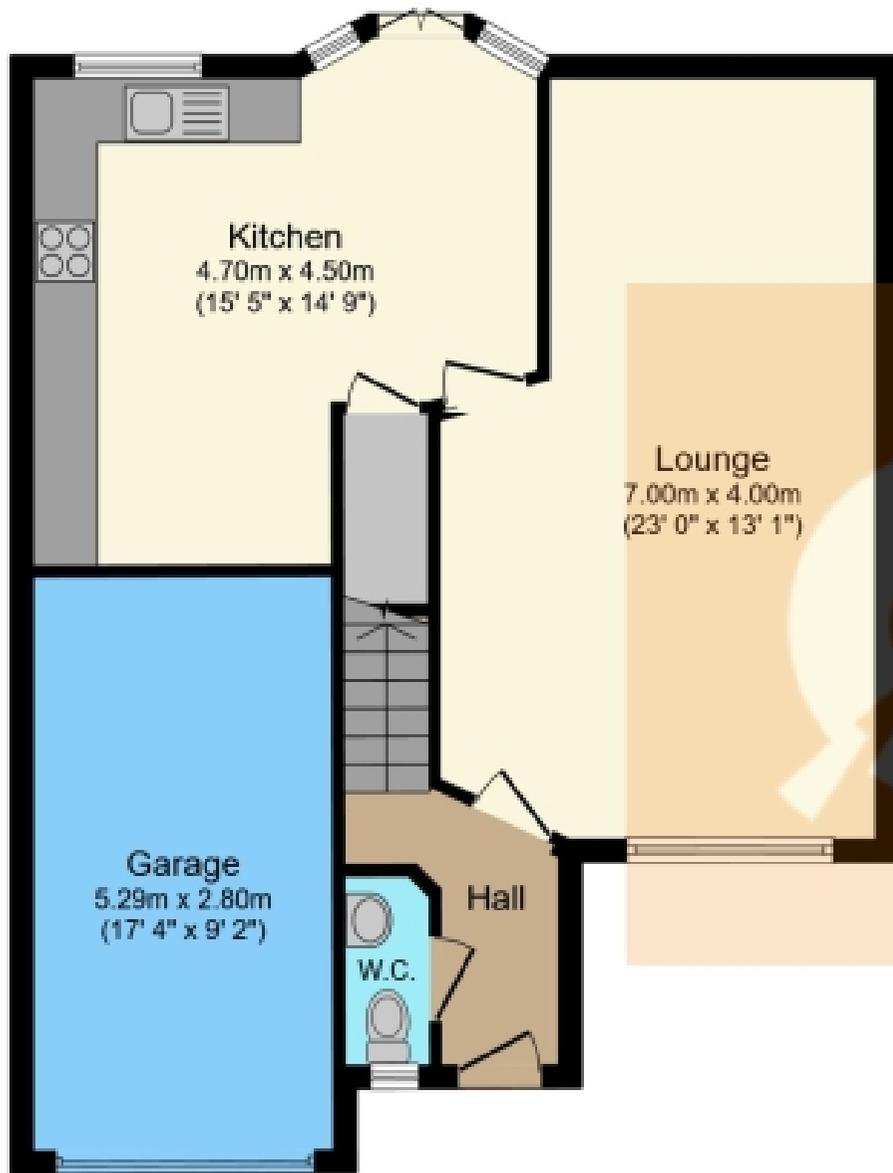




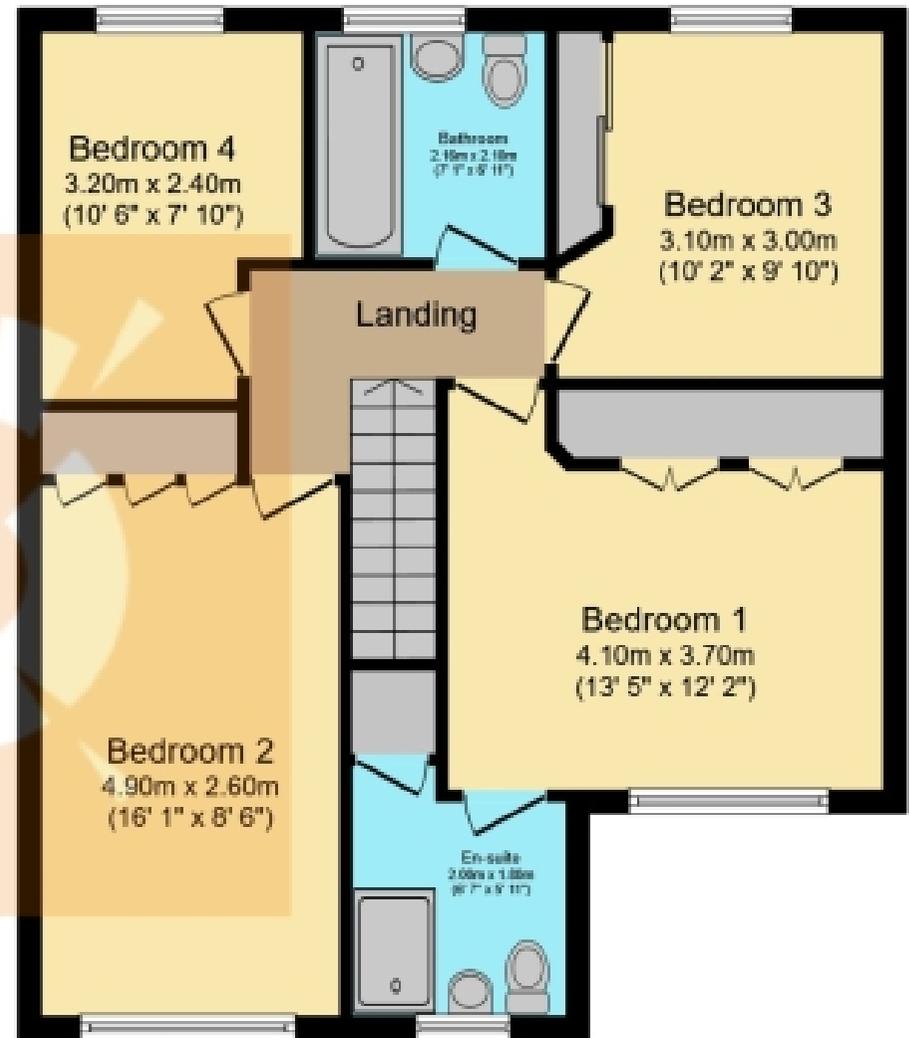
20 Grahamfield Place, Beith

Offers Over £239,995





Ground Floor



First Floor

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

THE PROPERTY

Situated within the highly sought after Grahamfield Place development, this fabulous, detached villa offers stylish and flexible accommodation across two levels within walking distance from a host of local amenities, public transport links and local primary school.

The property has an extensive monobloc driveway to the front providing plenty of off-street parking along with an integral garage and manicured lawn section. Upon entering the welcoming reception hallway you'll quickly realise the immaculate presentation of this wonderful home.

The family lounge is spacious with a large, dual aspect window formation which fills the entire space with natural sunlight, enhancing the feeling of bright airy spaciousness that you get when you first walk in. The lounge is complimented with neutral wall décor and flooring, creating the perfect space to relax and unwind.

The dining kitchen holds a range of oak effect wall and base mounted units with matching worktops, providing a fashionable and efficient workspace. There is a stainless-steel sink with chrome mixer tap, integrated 4-ring gas hob with double oven. The fantastic kitchen dimensions allow for ample dining space offering a wonderful area for entertaining guests all year round with chic french doors that can be opened onto the rear garden. Completing the ground floor is a pristine W.C. which is perfectly elegant in all its simplicity.

The upper level has four generously proportioned bedrooms, three of which benefit from excellent in-built storage solutions. Bedroom One further boasts a modern en-suite shower room. The bright and air three-piece family bathroom comprises of a bathtub with shower, W.C. and wash hand basin offering a relaxing space.

Elegant French doors open out to the predominantly laid to lawn back garden which is fully enclosed, creating a safe and secure environment for children and pets alike. Gas-central heating and double-glazing provide a delightful warmth throughout the property. Ideally situated for Beith Primary and within walking distance of the newly built 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 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 family home in a highly sought-after location will be very popular. We would highly 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. 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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