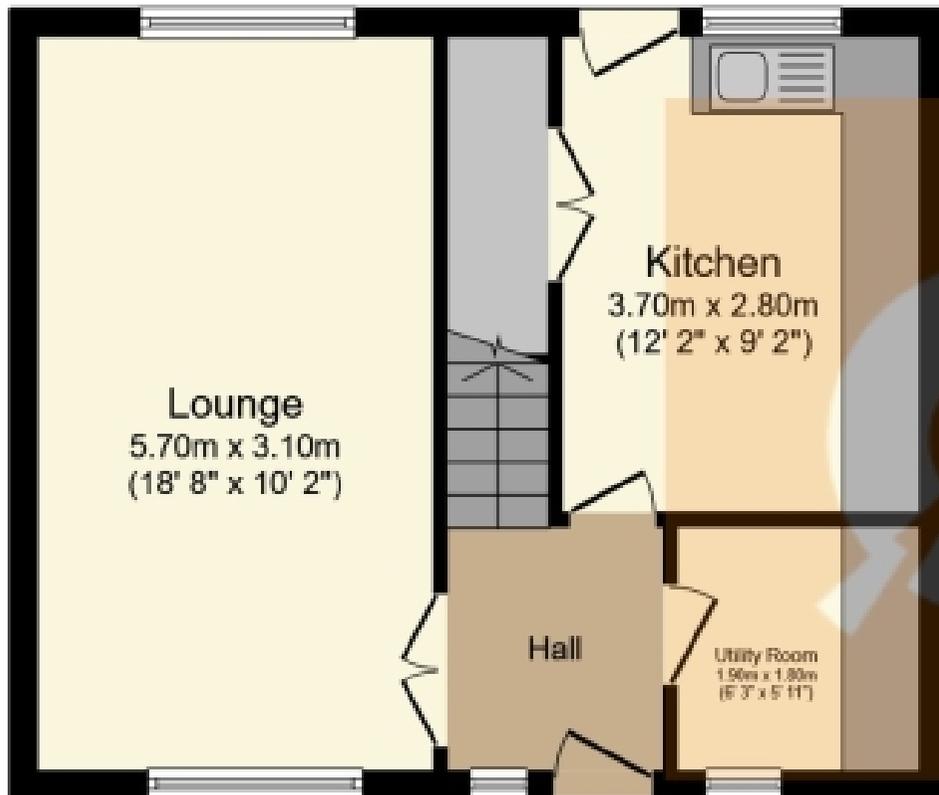




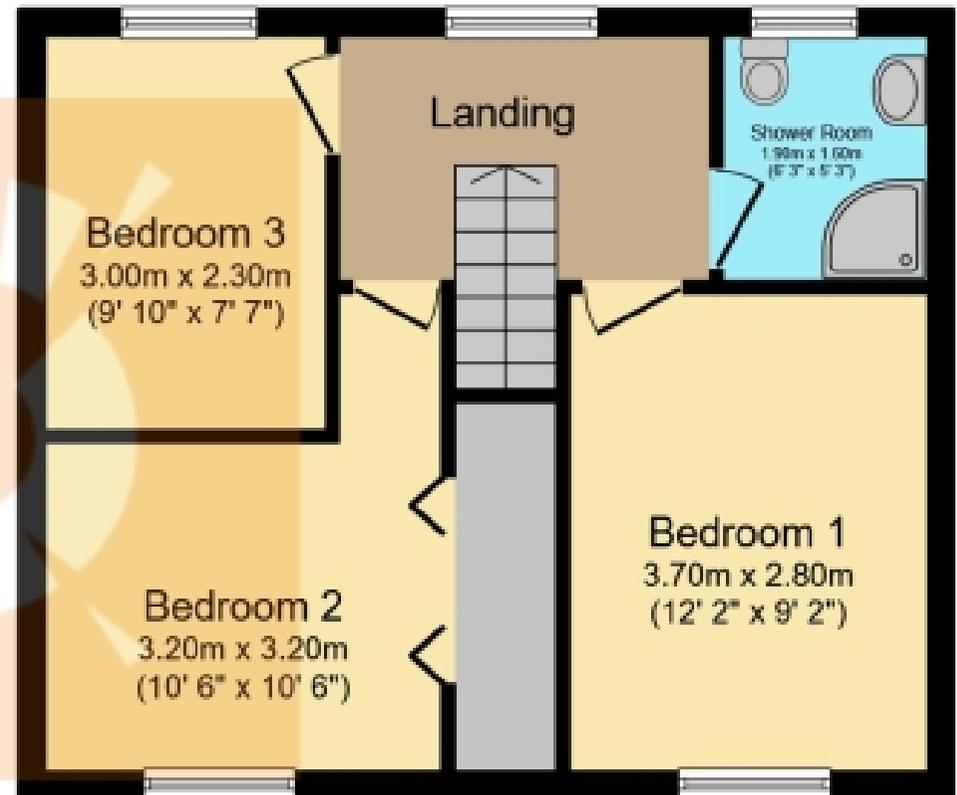
42 Kings Road, Beith

Offers Over £125,000





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

Welcome to No. 42 Kings Road. This fantastic home offers spacious and flexible family accommodation, all set within a sought after Beith locale. The seldom available property occupies a substantial corner plot, with a set of steps leading to the front garden. The garden itself has been well tended, with an array of mature shrubbery for privacy. To the side of the property is a monobloc driveway which provides comfortable off-street parking. Following through a tasteful UPVC door, we are welcomed into the bright and airy reception hallway, which provides access to all rooms on the ground level. Within the hall is a large walk in cupboard/cloakroom, providing fantastic storage solutions. The family lounge is superbly spacious in size and has a steady stream of lovely and ambient natural lighting thanks to the dual aspect window formations. A further focal point of the room is the fireplace with gas fire, providing the room with a delightful warmth.

The kitchen is well-appointed with ample dining space, an array of wall and base cabinetry and an in-built storage cupboard. Several integrated appliances can be found including double oven, 4-ring gas hob, extractor hood and stainless-steel sink. Off the kitchen is a utility space which houses a fridge, freezer, and washing machine and shelving for additional storage.

On the first floor, there are three bedrooms. All benefit from generous proportions, with Bedroom Two enjoying handy in-built storage. The loft space is fully floored for storage purposes with lighting and can be accessed via a pull-down loft ladder. The three-piece shower room has been refurbished in a modern style with fully tiled walls and floors and stylish chrome fixtures and fittings. The shower room comprises of a w.c, wall-mounted sink with storage underneath, contemporary wall-mounted mirror with LED lighting and walk in shower enclosure.

The rear garden is fully enclosed, featuring a low maintenance drying green and sociable patio area – perfect for dining alfresco during the summer months.

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. 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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