



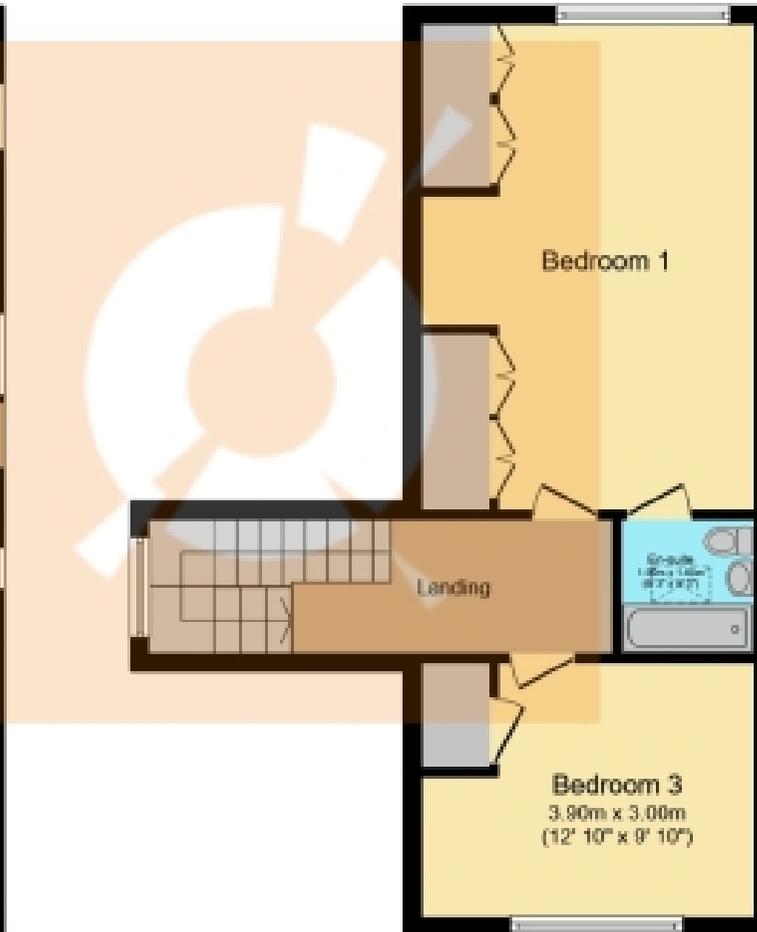
Beech Avenue, Beith

Offers Over £229,995

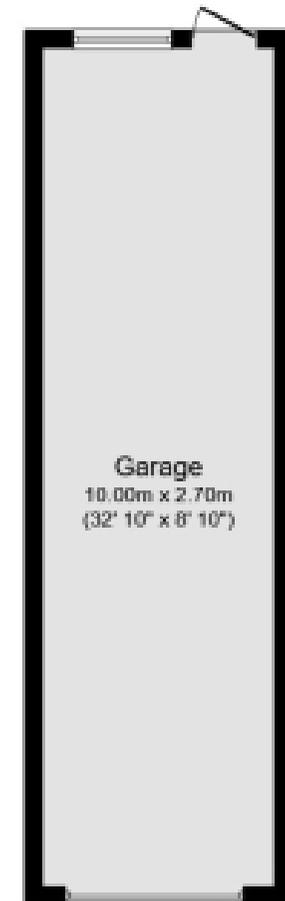




Ground Floor



First Floor



Garage

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

THE PROPERTY

Welcome to No. 74 Beech Avenue, a seldom available link-detached family home offering to the market a spacious and flexible accommodation presented in true walk-in condition, with tasteful décor and superb attention to detail throughout.

No stone has been left unturned in the presentation of this home which is apparent from the moment we enter into the spacious and welcoming entrance foyer. A second door leads through to the warm and inviting reception hallway which provides access to all rooms on the ground floor.

The lounge is strikingly spacious in size, offering ample room for a range of furniture configurations. The room has been styled in calming neutral creating an ideal space for the entire family to relax and unwind. A set of patio doors provide a lovely stream of natural light and lead through to the bright and airy conservatory. The double-glazed windows wash the room with natural light and offer picturesque garden views.

The modern fitted kitchen has excellent storage options with an array of grey wall and base units which have been paired with sleek white worktops and on-trend terrazzo floor tiles, creating not only an efficient but fashionable workspace. There is a host of quality integrated appliances including double oven and grill, 5-ring gas hob, extractor hood, fridge/freezer, stainless steel sink and dishwasher.

Two of the four bedrooms are housed on the ground floor both benefitting from excellent in-built storage cupboards and offer truly flexible accommodation with Bedroom Two currently being utilised as a formal dining room. Completing the downstairs accommodation is the contemporary shower room with a range of stylish fixtures and fittings throughout, compromised of w.c, wash-hand basin with vanity unit and walk in shower enclosure with aesthetic tiled wall surrounds.

A carpeted stairway leads to the upstairs landing, which is surrounded by ornate, white balustrades. The final two bedrooms are housed on this floor, both benefitting from tasteful décor and fantastic in-built storage solutions. Bedroom One has a pristine en-suite bathroom attached compromised of w.c, wash-hand basin with storage underneath and bath with shower overhead and handsome wet wall surrounds.

Externally the property has a multi-car, monobloc driveway to the front with an additional double garage offering ample parking solutions for the whole family. The rear gardens are extensive with manicured lawns, eye-catching decorative planting, mature shrubbery and sociable patio areas, ideal for dining alfresco or entertaining in the summer sun.

We would highly recommend a viewing of this superb family home as we have no doubt it will be extremely 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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