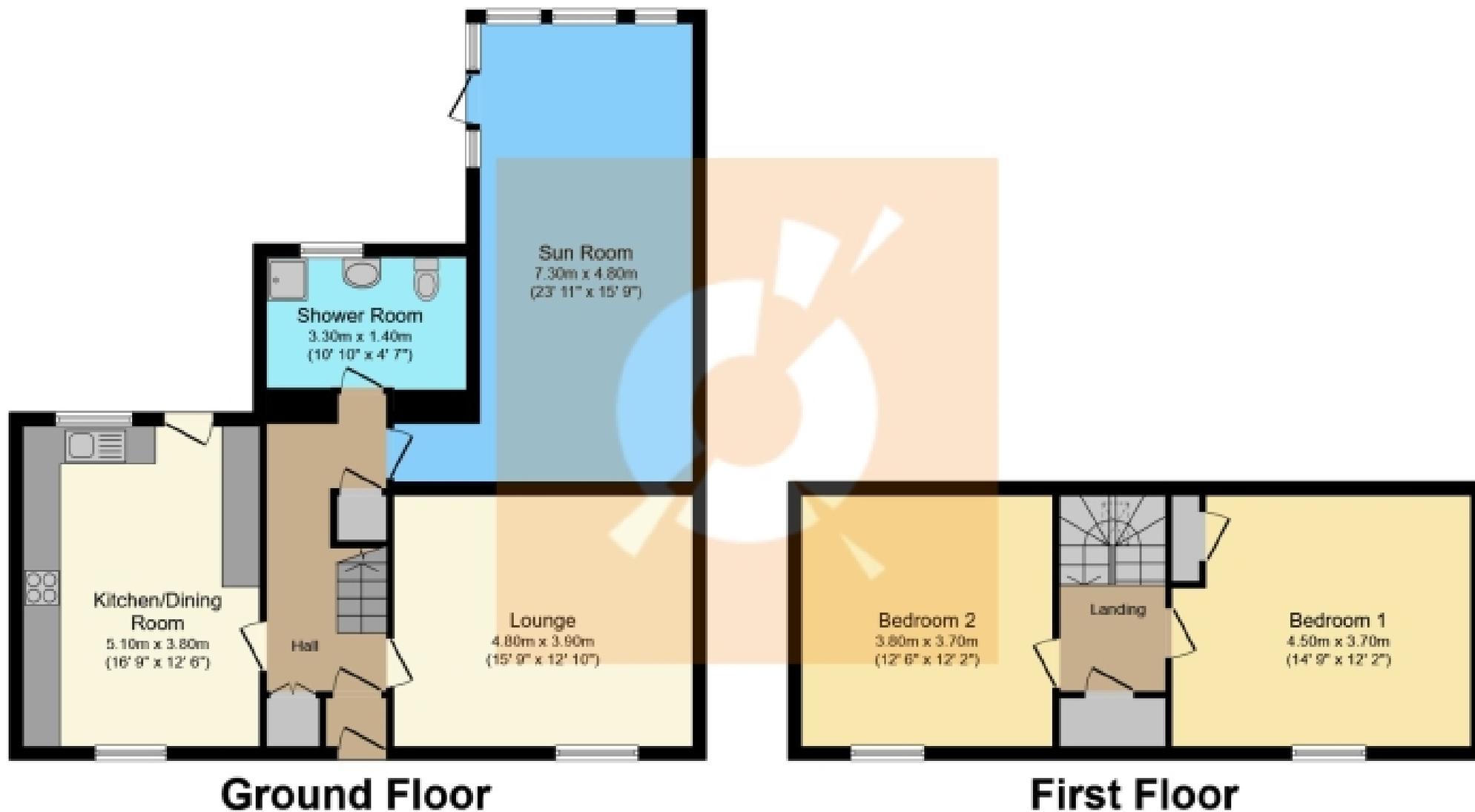




Main Road, Gateside, Nr Beith

Offers Over £179,995





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

THE PROPERTY

Welcome to No.25 Main Road, where this seldom available cottage occupies a desirable corner plot and offers to the market a spacious and flexible accommodation with plenty of charm and character throughout, all set within the sought-after, semi-rural Gateside locale.

Entering the property, we are welcomed into an inviting reception porch which leads through to the hallway, giving access to all rooms on the ground floor. Following through we have the family lounge which has been decorated in warm tones providing a lovely traditional feel, as well as an ornate feature fireplace.

The kitchen is well appointed with an array of wall and base mounted cabinetry and ample floor space for a dining. Integrated appliances are in place which include oven/grill, ceramic four ring hob and extractor hood as well as under counter space for other free-standing appliances including fridge, freezer and washing machine. A true eye-catching feature of the kitchen is the charming timber ceiling beams providing the space with a timeless, farmhouse style.

A fantastic extension has been added to create a fabulous sun room, which benefits from spacious dimensions and is flooded with an abundance of natural light, creating a truly flexible space which could be ideally utilised as a second sitting room, formal dining space, additional bedroom or however you see fit.

Completing the downstairs accommodation is the contemporary, three-piece shower room, fitted with calming neutral toned ceramic floor and wall tiles and comprised of w.c, wash-hand basin with storage underneath and walk in shower enclosure.

The upper-level houses two double bedrooms, both benefitting from generous proportions throughout. To the rear, the property boasts an extensive and manicured garden with sections of lush lawn, mature shrubbery and sociable patio areas. Present to the side of the property is a gated, monoblocked multi-car driveway leading to a detached double garage offering ample and sought-after off-street parking solutions. Gateside is a picturesque Hamlet situated in North Ayrshire, with a highly regarded local primary school and is just minutes from local shops in the nearby town of Beith. It also falls within the catchment for 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 nearby in Beith 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.

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.

www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com