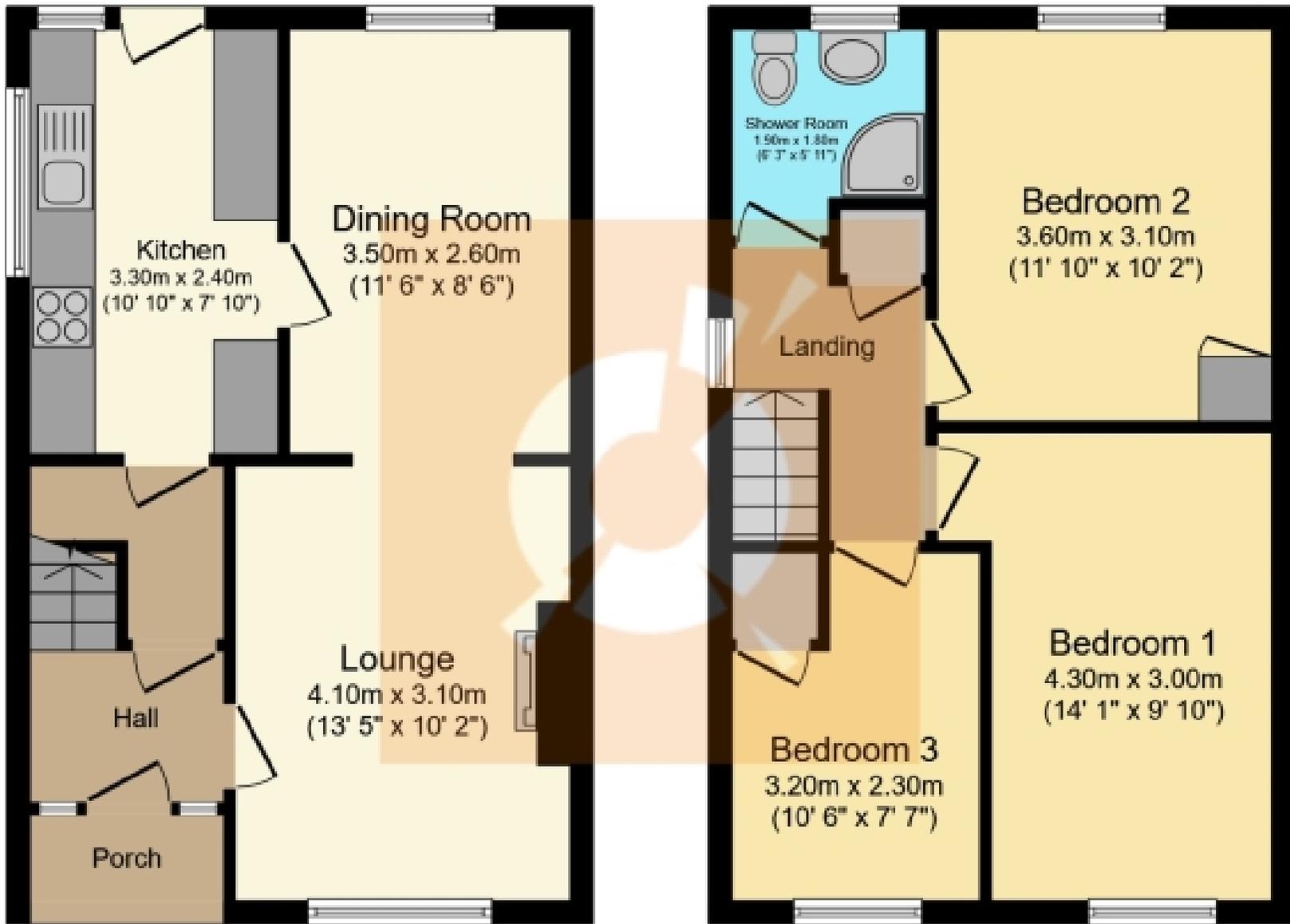




1 Trinity Crescent, Beith

Offers Over £189,000





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. 1 Trinity Crescent and this superb, detached home which is situated within the highly sought after Beith locale and has been immaculately presented from the outside-in. The property offers itself as the perfect family accommodation and is set within walking distance to all local amenities, transport links and Beith Primary School.

Upon entering, you are welcomed through the warm and welcoming reception hallway, decorated with neutral tones and flooring which flows seamlessly into the lounge. The family lounge is superbly spacious and filled with an abundance of natural sunlight. The dining room is open plan to the lounge and offers the perfect space for entertaining guests or enjoying an evening meal.

Completing the ground floor is a well-appointed kitchen, fitted with quality white wall and base mounted units paired with contrasting countertops for a stylish and efficient workspace. Integrated appliances include a 4-ring gas hob, electric oven/grill, extractor hood, fridge freezer, washing machine and dishwasher which will all be included in the sale.

Moving to the upper level there are three generously proportioned bedrooms with Bedroom Two & Three holding excellent in-built storage. The pristine three-piece shower room comprises of a walk-in shower cubicle, W.C. and wash hand basin with under sink vanity unit.

To the rear of No. 1 is an extensive and fully enclosed garden, the space is fabulously low maintenance and has patio area, decking and a drying green along with mature shrubbery and a desirable detached garage which is perfect for additional storage.

The property further benefits from gas-central heating and double glazing, providing a lovely warmth throughout.

This fabulous, detached home is a short walk to Beith Primary and within safe walking distance of the recently 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.

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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