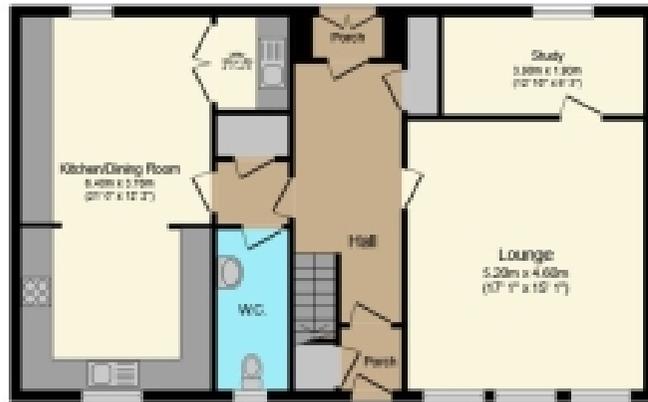




74 Eglinton Street, Beith

Offers Over £269,995

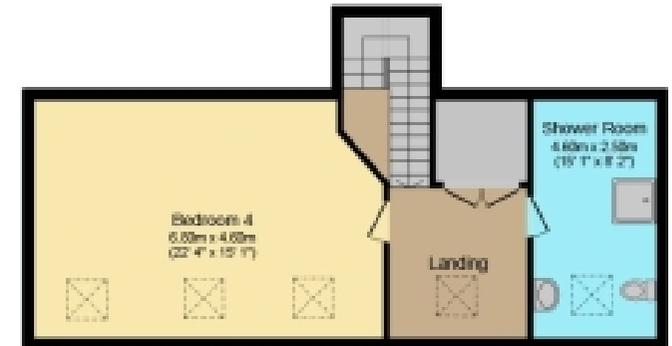




Ground Floor



First Floor



Second 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. 74 Eglinton Street - a truly unique and seldom available, 4-bedroom detached B Listed villa which stretches across a staggering 206 m2. This superb family accommodation boasts a wealth of character and charm from the outside in and offers spacious and flexible living spread across three levels. The home itself is situated within the heart of Beith Town Centre and is within walking distance from a host of local amenities, public transport links and schools.

Upon entering, you are welcomed through the grand reception hallway which in turn leads to the family lounge. The impressive lounge boasts striking dimensions, impressive ceiling heights and period features include intricate ceiling cornicing with centre rose. Off the lounge is a convenient study room offering flexible accommodation.

The contemporary fitted kitchen boasts an array of white high-gloss wall and base mounted units paired with butcher-block effect worktops, creating a stylish and efficient workspace. Integrated appliances include a 5-ring gas hob, electric oven/grill, microwave, and fridge freezer. The generous dimensions of the kitchen allow ample dining space as well as a compact utility room offering further space for a washing machine and tumble dryer. Completing the ground floor is a pristine W.C. which is perfectly elegant in all its simplicity.

On to the upper level are three generously proportioned double bedrooms, with Bedroom One further benefiting from excellent in-built wardrobes and an en-suite shower room. Situated on the first floor is an substantial five-piece family bathroom comprising of ultra-modern walk-in shower cubicle, bathtub, W.C., bidet, and wash hand basin. Climbing to the top floor, Bedroom Four is flooded with natural sunlight thanks to the Velux window formations. Completing the home internally is an immaculate three-piece shower room.

To rear of No.74 is an extensive and fully enclosed garden, the space is predominantly laid to lawn with a sizeable, raised decking area – perfect for children & pets alike. The property further benefits from gas central heating and double glazing throughout, providing the entire home with a lovely warmth all year round.

This seldom available family 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. This remarkable accommodation is sure to be very popular therefore we strongly recommend an early viewing.

We would highly recommend an early viewing as we have no doubt this property will be 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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