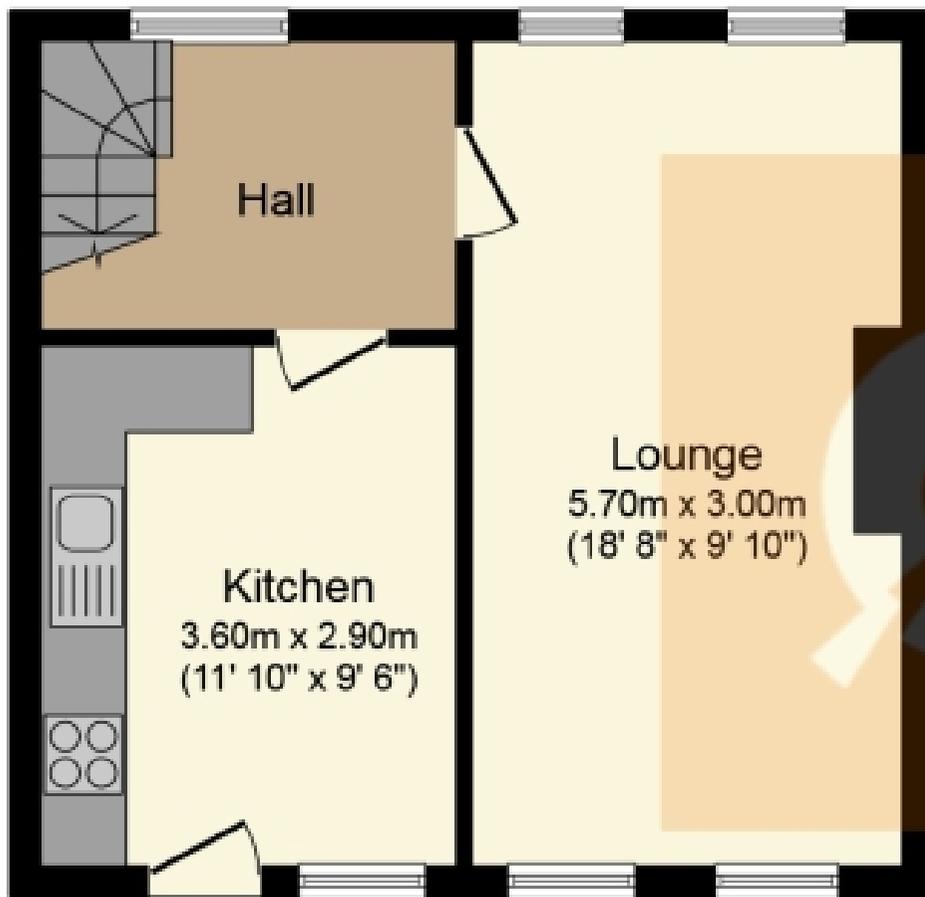




3 Kirk Road, Beith

Offers Over £109,995





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. 3 Kirk Road. This fabulous mid-terraced home has been fully renovated throughout by the current owners leaving no stone unturned in its immaculate presentation. Ideally located within a quaint Beith locale, a short walk will have you to all the fantastic local amenities the town has to offer in minutes.

The property has a splendid kerb appeal with vibrant white rendering and sleek granite coloured composite windows and external door. To the front, there is a low maintenance garden laid mainly with decorative gravel and paved walkway.

Upon entering the property, we enter into the bright & airy reception hallway and are immediately met with the stylish, neutral décor palette which flows throughout the entire property. The lounge is superbly spacious in size and is flooded with a stunning natural light thanks to the double dual aspect window formations.

The kitchen is contemporary in style with chic grey wall and base mounted cabinetry, paired with contrasting white worksurfaces. There are a host of quality integrated appliances featured throughout including oven/grill, gas four ring hob, chimney extractor cooker hood, stainless steel sink and fridge/freezer.

A carpeted stairway leads to the upper level where two generously proportioned double bedrooms are housed. The property boasts an additional box room which is ideally suited for storage facilities and could even offer continued renovation and expansion options into the loft space, subject to appropriate planning permissions. Completing the accommodation internally is the three-piece bathroom suite which comprises w.c, pedestal wash-hand basin, bath with shower overhead and benefitting from sleek chrome fixtures, fittings and ladder style radiator.

To the rear, there is a low maintenance and privately enclosed garden which presents a safe and secure space from both children and pets alike. The property further benefits from gas central heating and double glazing throughout, providing all rooms with a delightful warmth.

Ideally situated for Beith Primary and within walking distance of 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 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 fabulous accommodation will no doubt be very popular therefore we would highly recommend an early viewing to avoid disappointment. 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. Thank you. 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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