



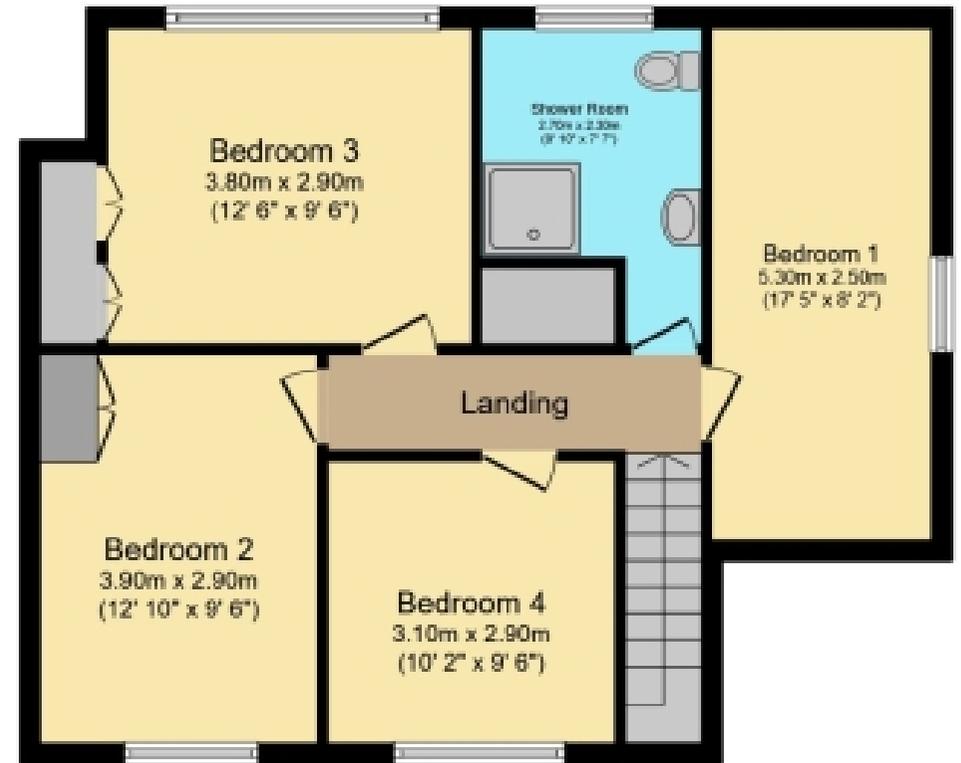
**9 Lomond Crescent, Beith**

**Offers Over £229,995**





**Ground Floor**



**First Floor**

Total floor area 144.9 sq.m. (1,559 sq.ft.) approx

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

## THE PROPERTY

Welcome to No. 9 Lomond Crescent. This fabulous, detached home offers a truly spacious and flexible accommodation, the likes of which are seldom available within this popular Beith locale. To the front, there is a garden laid with a mixture of lawn and mature shrubbery with a paved driveway offering desirable off-street parking solutions. Entering into the property, we are welcomed into the inviting reception hallway where a neutral décor palette is introduced and radiates throughout the entire property. The lounge is superbly spacious in size, with ample room for a range of furniture configurations and is flooded with a soft natural light, thanks to the large, floor-to-ceiling window formations. A real focal point of the room is the eye-catching fireplace with marble effect hearth and charming stone surrounds. Adjoining the lounge is a delightful separate dining room with French doors leading to a bright and airy conservatory space. The kitchen is well appointed with an array of wall and base mounted units and in-built cupboards offering plentiful storage options. Housed within the units are a whole host of integrated appliances including 4-ring gas hob, extractor cooker hood, double oven/grill, composite sink, and dishwasher. Leading from the kitchen, we enter into a convenient utility room which offers ample space for laundry facilities and to house additional appliances. Completing the downstairs accommodation is an additional public room. Currently used as a home office this space provides complete flexibility and could easily lend itself to a variety of uses whether it be home gym, guest bedroom or however you see fit. A carpeted stairway climbs to the upper level where we have four generously proportioned, double bedrooms. The three-piece shower room completes the accommodation internally, with neutral tiled surrounds and comprised of w.c., countertop wash-hand basin and shower enclosure with chrome fixtures and fittings. To the rear, the garden is laid primarily to lawn and is enclosed by timber fencing offering a secure space for kids and pets alike. Gas central heating and double glazing can be found throughout, providing all rooms with a delightful warmth. Ideally situated for Beith Primary and within safe 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 fantastic family home will no doubt be very popular and therefore we would highly recommend an early viewing. 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.

[www.thepropertyboom.com](http://www.thepropertyboom.com)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)