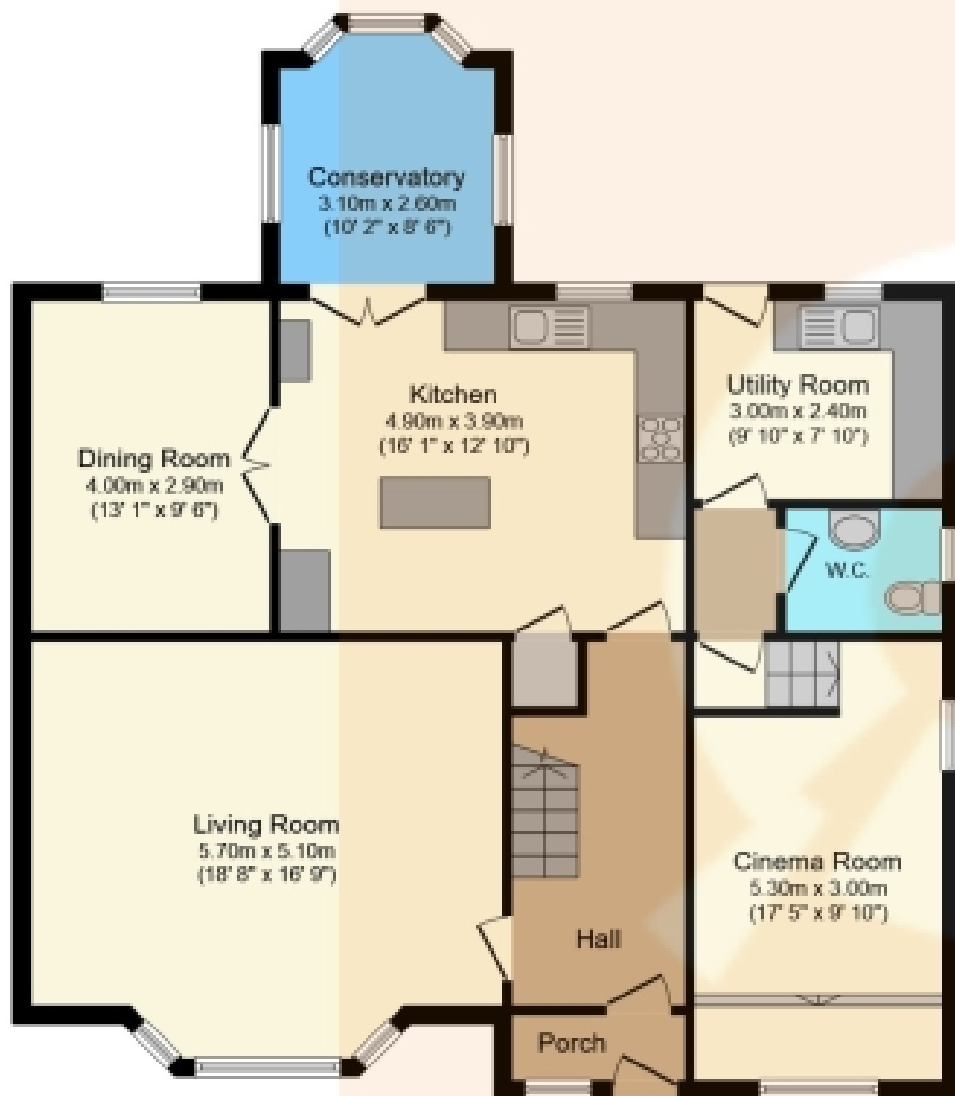




4 Muirpark Road, Beith

Offers Over £299,995





Ground Floor



First Floor

Total floor area 203.0 sq.m. (2,185 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

****STUNNING ARCHITECT DESIGNED HOME PRESENTED IN WALK-IN CONDITION**2 PUBLIC ROOMS & 5 DOUBLE BEDROOMS**OUTBUILDING WITH FULL ELECTRICS****

Please contact your personal estate agent, The Property Boom for much more information and a copy of the home report.

Here's what our clients love about their home...'During our time at Ar Dachaidh we have put a lot of love into the property by giving it a complete overhaul with a full modernisation, and in the process, we have learned new skills along the ways. The process has been a true labour of love. Its a lovely family home, that has been shared with friends and family during our time here and we have been lucky enough to have such lovely neighbours and community around us. The views from the front of the house are going to be missed terribly as these stunning views are a form of therapy. We just hope that whomever purchases the property are as happy as we were living here'.

Nestled on Muirpark Road, Beith, No.4 is an exceptional custom-built residence standing as a prime example of modern elegance, offering a perfect balance of stylish and versatile living spaces. This detached property is ideally positioned to capture views of the adjacent public park and playing fields, all while being conveniently within strolling distance of schools and local amenities.

No.4 has a meticulously designed low-maintenance frontage paired with a monobloc multicar driveway and an integrated garage. Ascend the steps towards the entrance, where a warm reception hallway invites you into a family lounge of impressive dimensions. Soft neutral tones and a charming bay window frame picturesque view of the park, creating a welcoming atmosphere.

Towards the rear, a contemporary fitted kitchen takes centre stage, showcasing matte grey wall and base cabinetry paired with granite-effect countertops for both style and functionality. A delightful breakfast bar/island, complete with an integrated induction hob offers the perfect morning coffee spot. Off the kitchen is a convenient utility room, providing additional storage and workspace, as well as room for freestanding appliances.

A versatile dining room, currently doubling as a second sitting area is neighboured to a pleasant conservatory facing the rear garden-a perfect sanctuary for relaxation. The ground floor is further enhanced by a pristine W.C. and the 5th bedroom which was previously utilised as a 'cinema room' is currently being utilized as a unique 'cinema room,' offering flexible accommodation for various purposes.

Ascending to the upper level reveals four generously proportioned double bedrooms, each equipped with ample built-in storage. Bedrooms One and Two boast en-suite shower rooms, elevating everyday living with a touch of luxury. A three-piece bathroom completes the internal layout, featuring a bathtub, W.C., and washbasin, accented by chic chrome fixtures and fittings.

The fully enclosed rear garden, designed for minimal upkeep, provides an ideal space for children and pets alike. A hidden treasure within the property is a detached outbuilding, fitted with worktops, units, and functioning electrics-transforming it into the perfect summer house or home office.

This delightful outdoor space is just a stone's throw away from public playing fields and a park, making it an ideal spot for children and pets to enjoy.

Beith Primary is close by, and the property is 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, library, butchers and an eclectic range of shops.

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.

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