



**9 (1/1) Townhead, Beith**

**Offers Over £115,000**

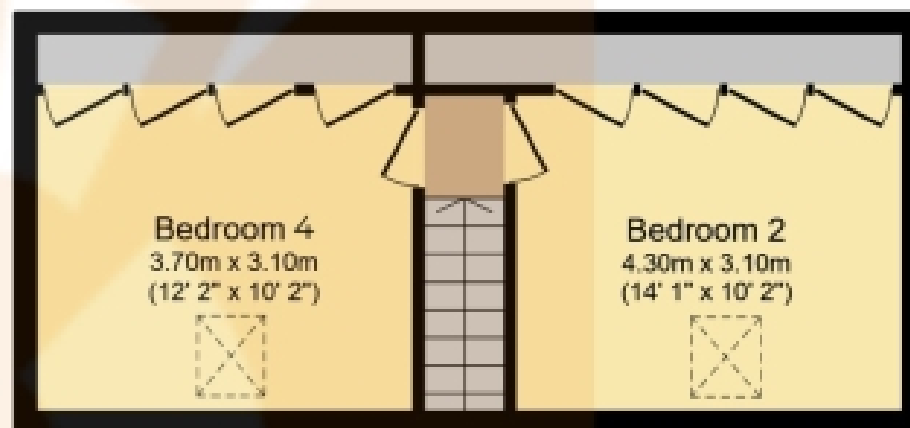








**Ground Floor**



**First Floor**

Total floor area 107.5 sq.m. (1,157 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

**\*\* BEAUTIFULLY LANDSCAPED PRIVATE REAR GARDEN \*\* FLEXIBLE ACCOMMODATION – 3 OR 4 BEDROOMS / ADDITIONAL 2ND PUBLIC OR 4TH BEDROOM \*\*  
GENEROUS DIMENSIONS THROUGHOUT \*\* WALKING DISTANCE TO BEITH PRIMARY SCHOOL & TOWN CENTRE \*\*. Please contact your personal estate agents, The  
Property Boom, for much more information and a copy of the Home Report**

Set within the ever-popular Beith locale, No. 9 Townhead is a traditional sandstone building housing three apartments. Situated on the first floor, Flat 1-1 offers a charming apartment stretched over two levels, boasting spacious and flexible living. The property is just a short walk from Beith Primary School, as well as a host of local amenities and public transport links, making for a wonderful family home.

Upon entry, you are first welcomed into the inviting reception hallway, decorated in soft neutral tones which sets the feel for the home within. The superbly spacious family lounge is tastefully decorated and impressive in size, featuring a staircase which provides access to the upper level.

The well-appointed kitchen is fitted with an array of white wall and base mounted units paired with contrasting worksurfaces. Integrated appliances include a 4-ring gas hob, electric oven/grill, extractor hood, and there is further space for free-standing appliances where desired.

Situated on the first level are two generous double bedrooms, one of which our clients are utilising as a second public room, offering truly flexible accommodation. Completing this floor is the fully tiled three-piece bathroom comprising of a jacuzzi bath, W.C. and wash hand basin.

On to the upper level is a cleverly thought-out loft conversion which provides two additional double bedrooms, both benefitting from fantastic in-built storage solutions and Velux windows.

To the rear is a communal drying green, alongside an expansive private garden area which has been meticulously landscaped. A blend of decorative stone chips and sandstone patio areas stretches across three tiers, enhanced by a charming pergola and a summer house. The rear garden truly is the perfect setting for al fresco dining and outdoor entertainment throughout the summer months.

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PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO  
SELL YOUR PROPERTY.**

Ideally situated for Beith Primary and within safe walking distance of the 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.

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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