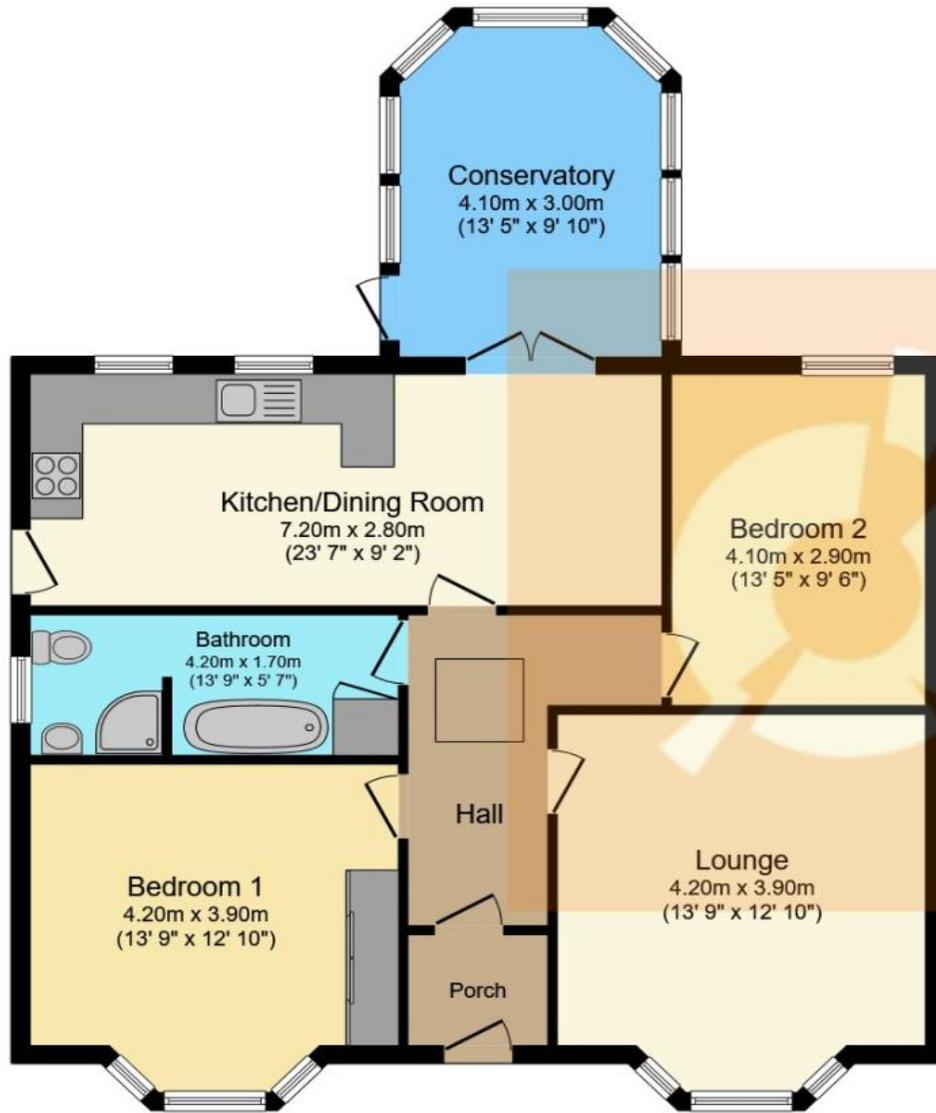




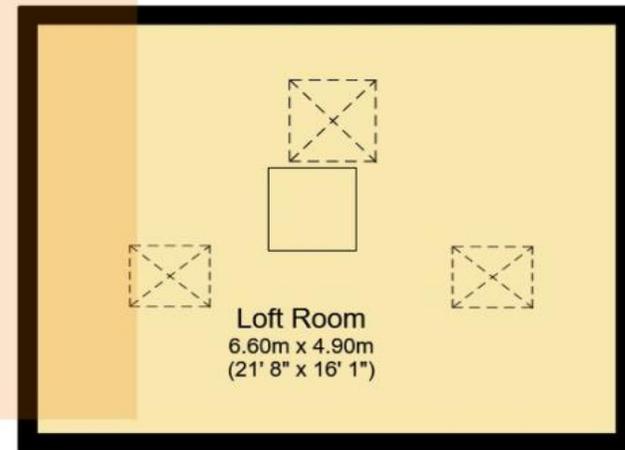
Glenshaugh, 48 Roebank Road, Beith

Offers Over £205,000





**Ground Floor**



**Loft Floor**

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

## THE PROPERTY

First impressions are everything and you'll be delighted to discover this stunning property. Welcome to Glenshaugh, a charming 2 bedroom detached bungalow with excellent natural light which has been tastefully presented throughout.

Upon entering this lovely home, you are met with a welcoming hallway leading you into the generously proportioned lounge with bay fronted window formation, stylish glass panel doors and focal point fireplace which all combined provide a delightful atmosphere.

The contemporary kitchen comprises a quality range of high gloss wall to floor mounted cabinetry with contrasting counter tops, creating a fashionable and efficient workspace. The kitchen further benefits not only from the breakfast bar, there is also a host of integrated appliances to include a 4-ring gas hob, oven/grill with extractor hood and washing machine that will all be included within the sale. Further to the kitchen, is the open plan dining area which is ideal for entertaining family and friends.

The conservatory, which is entered from the dining room via French doors, is a great place to sit, relax and admire the delightful garden views, and further afield to Arran and Ben Lomond that can be enjoyed all year round.

There are two well-proportioned double bedrooms. Bedroom one benefits from mirrored wardrobes and a bay window, which floods the room with natural light. Both bedrooms are decorated with neutral tones and sure to appeal to all tastes. There is also a substantial floored loft space which offers a variety of uses.

The ultra-modern bathroom completes Glenshaugh internally and features a walk-in shower cubicle, separate bath, w.c. and wash-hand-basin. Super stylish fixtures and fittings can be found throughout to include the chrome heated towel rail and descent basin mixer tap.

Externally, there is a beautifully landscaped front garden that is predominantly laid to lawn with a section of gravel offering low maintenance. There is a driveway to the side of the property which provides ample gated parking. To the rear, the outdoor space is made up of stunning decorative planting and mature shrubbery. There is also a patio area suitable for al fresco dining during those summer months.

This rarely available accommodation in a sought-after Beith locale will no doubt be very popular therefore we would highly recommend an early viewing to avoid disappointment. 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 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. Glasgow Airport is only 10 miles away. 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.

**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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