



99 Kings Road, Beith

Offers Over £169,995





Floor Plan

Floor area 105.6 m² (1,137 sq.ft.)

TOTAL: 105.6 m² (1,137 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

***CHARMING SANDSTONE QUARTER VILLA * BREATHTAKING COUNTRYSIDE VIEWS * IMPRESSIVE DIMENSIONS & CLASSIC PERIOD FEATURES THROUGHOUT * CONTEMPORARY KITCHEN & SHOWER ROOM *** Please contact your personal estate agents, The Property Boom for much more information and a copy of the Home Report. Located within the highly sought-after Beith locale, welcome to No. 99 Kings Road, a charming sandstone lower quarter villa filled with a wealth of character and charm. This rarely available property offers the perfect blend of modern upgrades and timeless traditional features.

To the front, the property benefits from a private, decoratively gravelled multi-car driveway and EV charging port surrounded by eye catching shrubbery and plants. Following up the pathway and through the front door you are welcomed through a bright and inviting entrance vestibule.

The charming family lounge is tastefully decorated in stylish tones coupled with classic features such as original timber floorboards, ornate ceiling coving, multi-fuel stove and a delightful bay window that soaks the room in natural sunlight.

The formal dining room offers a fabulous flexible living space whether it be to enjoy an evening meal or create a cosy work from home space, the room further enjoys a red stone fireplace with multi-fuel stove. Off the dining room is a convenient utility room, featuring an array of white wall and base units, wood effect worktop space and ample room for freestanding appliances where desired.

The well-appointed kitchen is in keeping with the utility room and offers a host of wall and base mounted cabinetry paired with oak effect worktops. Quality integrated appliances include a four-ring gas cooker and oven with a large window where you can soak in scenery of the rolling Ayrshire hills

Within No. 99 are two generous double bedrooms offering flexible living spaces with Bedroom One boasting its own walk-in wardrobe, adding a touch of luxury to everyday living. Completing the home internally is a modern shower room, comprising of walk-in shower cubicle, W.C. and wash hand basin.

The rear garden is beautifully landscaped and features a mix of manicured lawn, shrubbery, chipped and patio areas with uninterrupted, picturesque countryside views – this garden is an ideally suited space to both entertain or unwind in the summer sun.

This property benefits from gas central heating and double-glazed windows throughout providing the home with a lovely warmth all year round.

The property is ideally located within walking distance to a host of local amenities, shops and Beith Primary School. The property is also within catchment of the recently built Garnock Community Campus with leisure suite, swimming pool and Secondary School. 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.

We would highly recommend an early viewing as we have no doubt this property will be very popular. 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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