



Aitken Drive, Beith

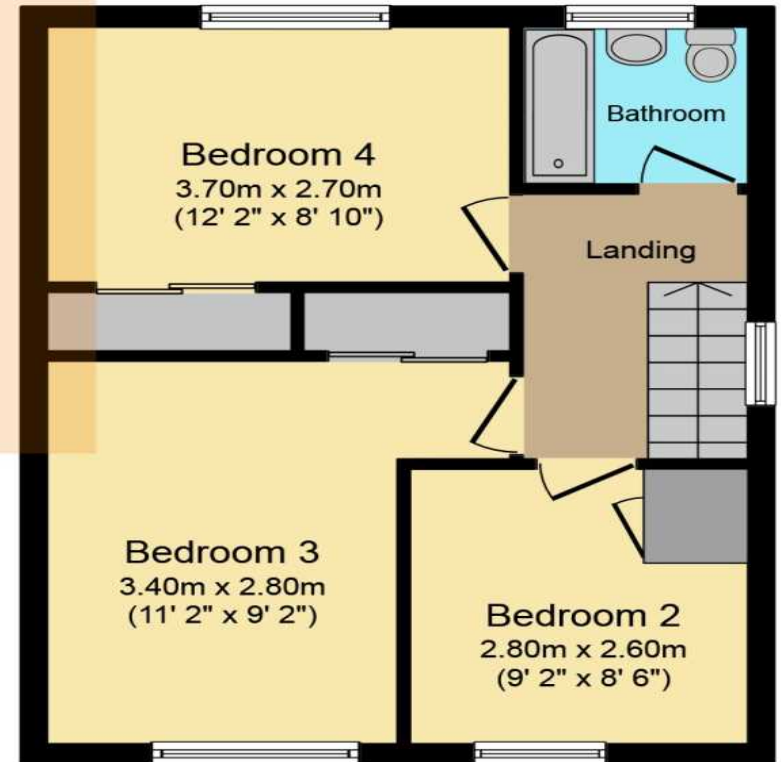
Offer In Region Of £168,000







**Ground Floor**



**First Floor**

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

## THE PROPERTY

**\*\*\*FABULOUS LINK DETACHED FAMILY HOME\*\*\*** BOOM is delighted to present this exceptionally spacious and extended 4 bedroom, 2 bathroom villa. This is a rare opportunity to acquire a substantial property within a highly-desirable Beith location.

Upon entering the welcoming reception hallway, you quickly realise just how fabulously spacious this villa really is. Glass panel hardwood French doors offers access to the lounge allowing light to stream into this already bright and airy room. Light from the large window formation further enhances the feeling of spaciousness and a fabulous conservatory allows natural light to flood into the dining area at the rear of the lounge.

The conservatory benefits from views out to the rear garden and double-glazed French doors lead to a private decking area. The delightful back garden is the perfect place for outdoor entertaining in those summer months. The rear garden is very easily maintained.

The kitchen is centrally located and has views out to the decking and back garden. There is also an exceptionally large cupboard which is accessed from the kitchen area. A separate bright and airy utility room is conveniently located at the rear of the property with easy access to the back garden via a upvc double-glazed door.

The ground floor has been professionally extended with all permissions in place to form a superbly spacious 4th bedroom and a beautifully presented and ultra-modern shower room. Flooring is a combination of ceramic tiles, laminate and quality carpeting. The property also benefits from gas central heating which gives each room a lovely warmth.

The upper hall level gives access to 3 of the bedrooms, family bathroom and loft. The master bedroom is fabulously spacious and all bedrooms have built in storage. The super-stylish family bathroom consists of a modern three-piece white glazed suite and has been presented immaculately.

An easily maintained front lawn and gravel driveway are accessed from this highly sought-after street. The property is 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 impressive family home 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.

**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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