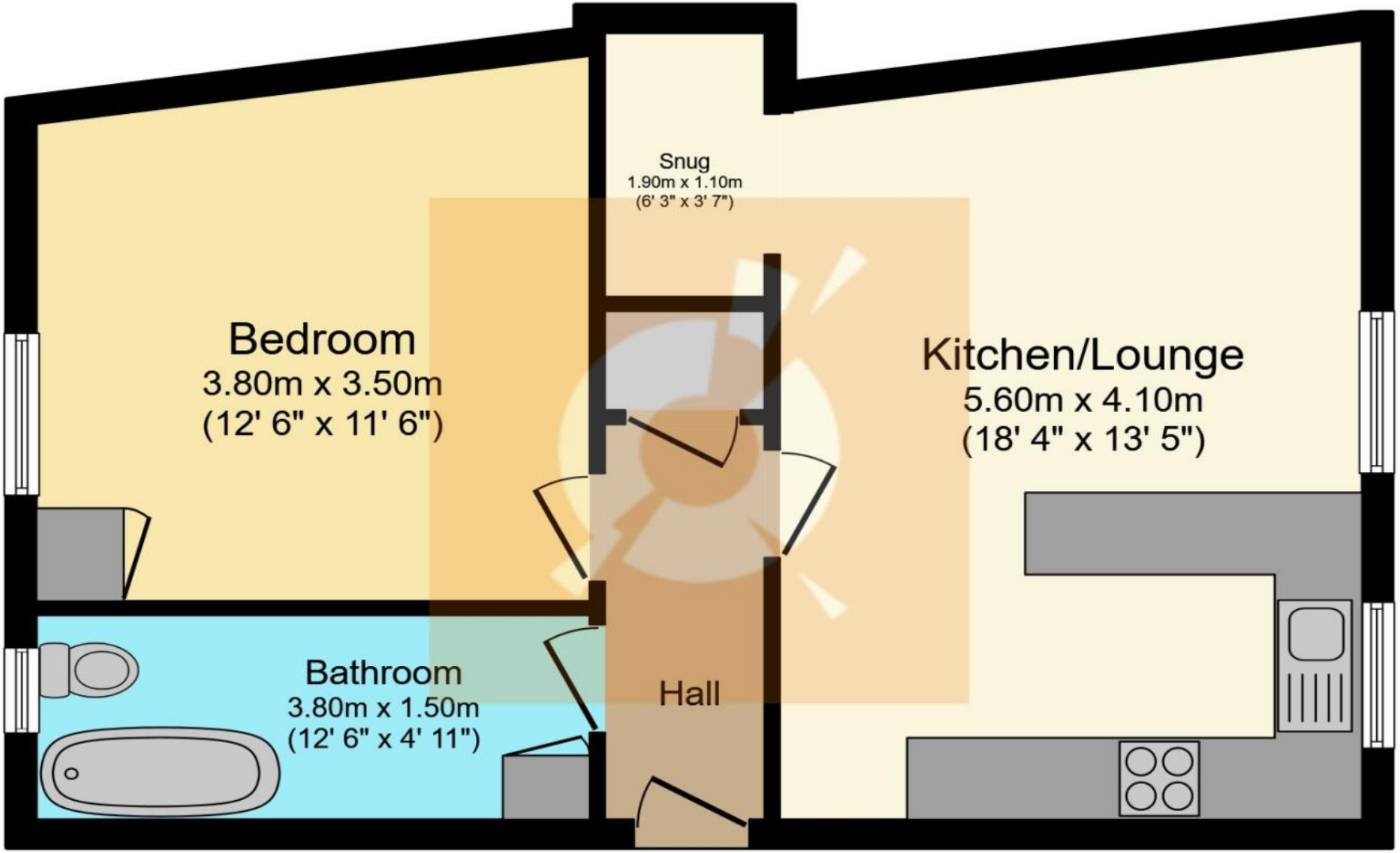
boom

YOUR LOCAL ONLINE ESTATE AGENT

2 Flat G/2 Grahamfield Place, Beith

Offers Over £47,000

19 Crimes



Floor Plan

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

THE PROPERTY

** STEP INSIDE WITH OUR IN-DEPTH HD PROPERTY VIDEO** Charming one-bedroom ground floor traditional apartment situated in popular Beith locale. **OPEN PLAN LIVING** **PERFECT FIRST TIME PURCHASE** VIEW IN PERSON OR ONLINE. Please contact your personal estate agents, The Property Boom, for much more information.

Welcome to No. 2 0/2 Grahamfield Place and this spacious traditional apartment with period features and impressive ceiling heights throughout.

Access to the property is via the communal close which has been well maintained and provides a warm welcome into the building. The entrance hallway to the apartment itself provides access to all rooms within the accommodation.

The fabulous open plan living room/kitchen is the ideal spot to sit back and relax or entertain guests all year round. The lounge has a focal point fireplace with multi fuel stove which creates a fabulously warm and cosy atmosphere and the double glazed window formations flood the room with natural light. The snug, just off the lounge, is currently being utilised as an office space - an ideal spot for those working from home.

The well-appointed fitted kitchen is presented immaculately and has excellent storage in the form of base mounted white units with contrasting granite effect countertops, creating an efficient workspace. Integrated appliances include a 5-ring gas hob with extractor hood, electric oven/grill and black composite sink with mixer tap. There is further space for additional free-standing appliances.

The generously proportioned double bedroom has been decorated with neutral fitted carpets and contemporary wall coverings with a large cupboard for ample storage.

Completing the internal accommodation, is the pristine, fully tiled bathroom. The bathroom comprises of a wash hand basin within vanity unit, w.c and bath with rainfall shower. Stylish chrome fixtures, including heated towel rail, can be found throughout and there is a linen cupboard providing lots of storage space.

Externally, the apartment has access to the charming communal back garden which has decorative planting and a large drying green.
Ideally situated for Beith Primary and within 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.

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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