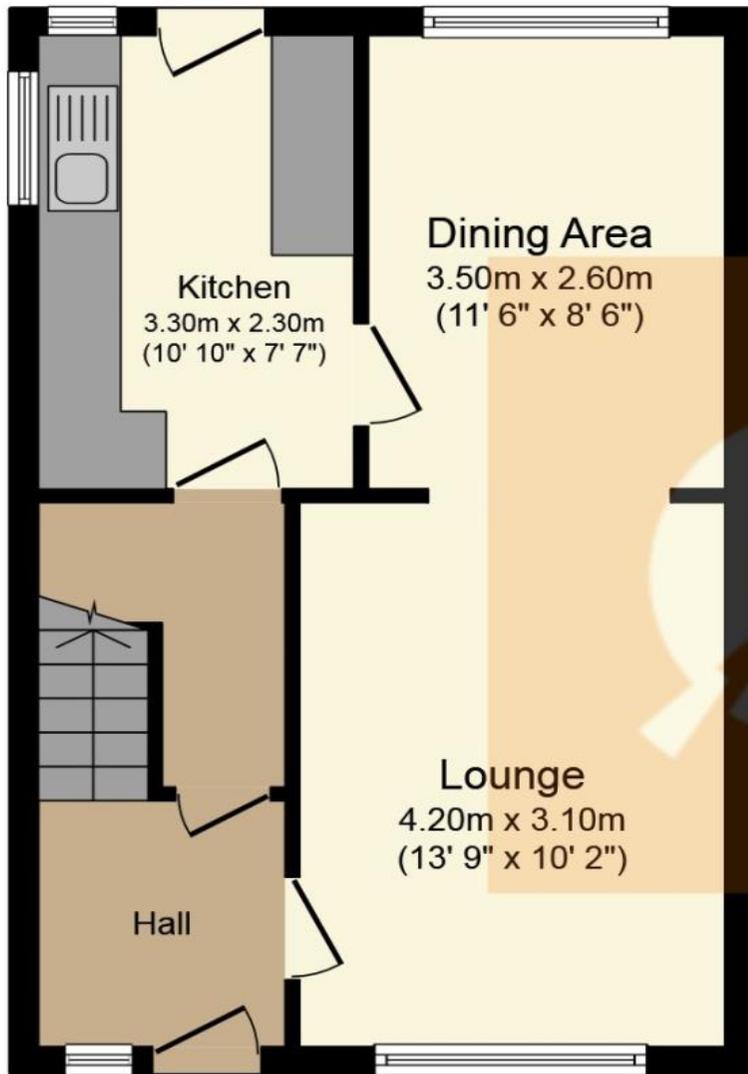




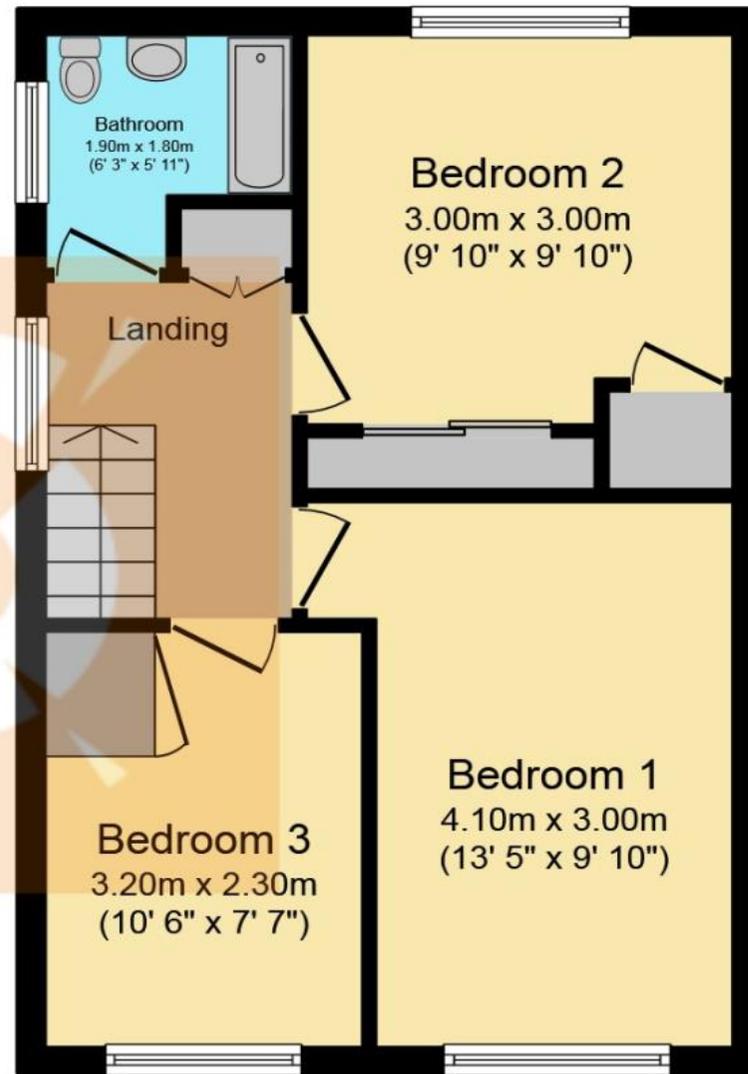
10 Trinity Crescent, Beith

Offers Over £139,995





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

This superbly spacious three bedroom semi detached home is situated in a sought after Beith Locale and is a fantastic opportunity to purchase a great family accommodation.

Externally, the property has a delightful front garden which has been exceptionally maintained with manicured lawn, decorative planting and a paved pathway which leads you to the front door. Access into the main living accommodation is via the reception hallway which in turn brings you into the lounge. The superbly spacious lounge is bright and airy and flooded with natural sunlight from the large dual aspect window formations. There is a separate dining area which is the perfect spot for entertaining guests all year round or enjoying an evening meal.

Off the dining area, the fitted kitchen has storage in the form of base and wall mounted units with wood effect countertops, making for an efficient workspace. There is ample space for free standing appliances to include a cooker, washing machine and fridge freezer.

The kitchen offers direct access to the extremely low maintenance rear garden which is generous in size with a sociable patio area and sections of gravel. There is a large timber shed and detached garage for extra storage space or off-street parking.

The first-floor level consists of three bedrooms, two of which benefit from in-built storage solutions, and the three-piece family bathroom. The fully tiled bathroom comprises of a w.c, wash hand basin and bath with over bath shower and shower screen. There is also a substantial loft space providing lots of additional storage.

The property further benefits from gas-central heating and double glazing, providing a lovely warmth throughout the accommodation.

This property is a short walk to Beith Primary and within safe walking distance of the recently 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.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT

www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com