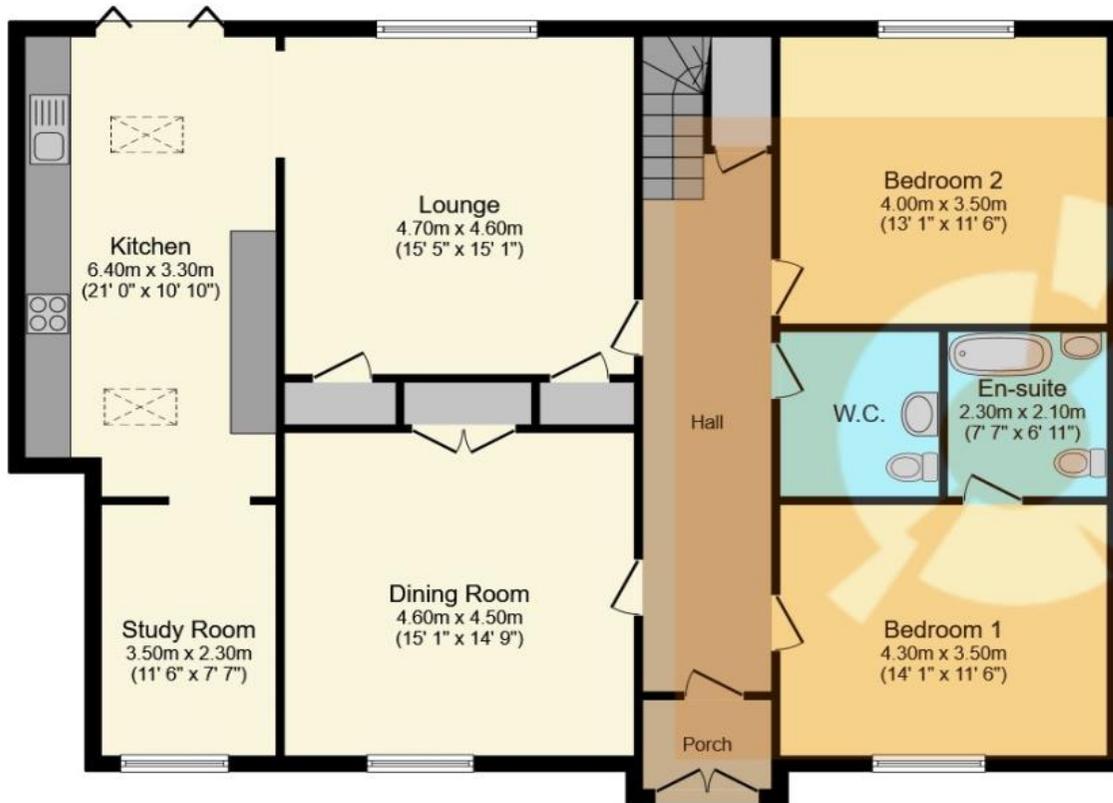




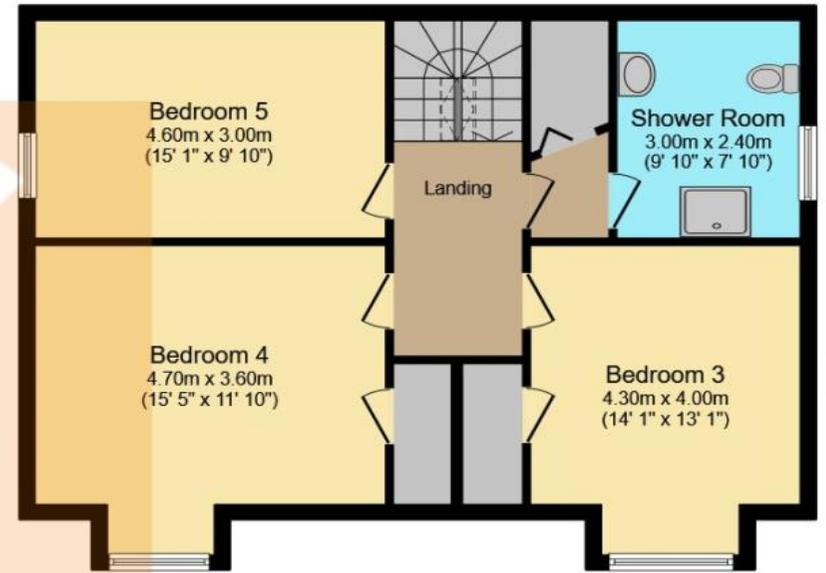
2 Crummock Street, Beith

Offers Over £259,995





**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

Welcome to No. 2 Crummock Street and this exceptionally well-presented detached home with bags of character throughout. Sure to impress the market with its unique features combined with contemporary living, homes like this are rarely available!

The grand reception hallway provides a spectacular welcome into the home, this is where you realise the great scale and volume this home has to offer.

The sumptuous lounge is the perfect space for bringing the whole family together. The large double glazed window formation floods the room with sunlight and the log burner creates a warm and cosy atmosphere. The formal dining room is extremely bright and airy and boasts plentiful space for entertaining guests all year round. The study room is the ideal spot for a home office - perfect for those working from home and looking for an escape for extra peace and quiet! This space benefits from the extremely unique arched window formation which provides a wealth of charm within this accommodation.

The country style kitchen has storage in abundance in the form of contemporary grey base and wall mounted units with contrasting wood effect countertops, making for an efficient workspace. Integrated appliances include 6 ring induction hob, double oven/grill, fridge freezer, washing machine, tumble dryer and dishwasher. Other added features include sleek vertical radiators and two sky lights which help flood the room with natural light. There are also contemporary bi-folding doors which lead from the kitchen out to the rear garden, providing a seamless transition from indoor to outdoor living.

The extensive rear garden is made up of a decked patio area, great for dining al fresco in the summer months, a large laid to lawn area and decorative paving and gravel.

Completing the ground floor level are two of the five double bedrooms, the master boasting a modern en suite which is made up of a three-piece white glazed suite with w.c, wash hand basin and bath with over bath shower with glass shower screen. Also on the ground level is a convenient downstairs cloakroom.

The ornate winder staircase, with statement iron banister and timber handrail, leads you up to the first-floor level where there is the further three double bedrooms and immaculate shower room. The shower room comprises of w.c, wash hand basin and walk in shower cubicle. On this level, including within two of the bedrooms, there are a host of excellent storage solutions.

The home also benefits from recently installed gas central heating and double glazing which provides all rooms with a lovely warmth all year round.

This ideal family home 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.

This fabulous accommodation is sure to be very popular therefore we strongly recommend an early viewing. 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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