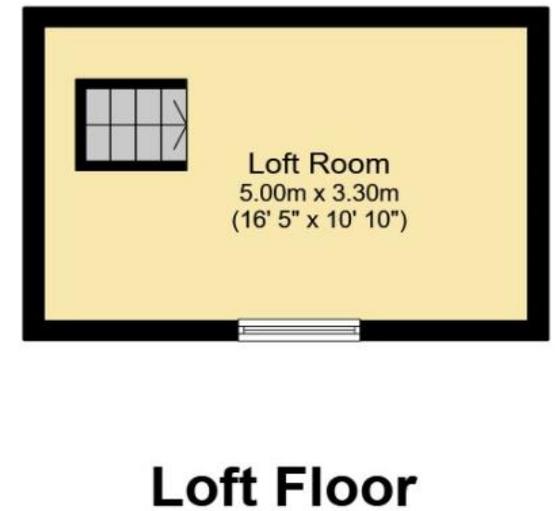




87 Eglinton Street, Beith

Offers Over £159,995





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

THE PROPERTY

Welcome to No. 87 Eglinton Street and this distinctive 19th century cottage which offers 'on the level' living in its best form.

Externally, there is a driveway which leads to the single garage. There is an additional outbuilding which was former washhouse and is also B listed and offers extra space - perfect for storage.

Upon entering the cottage to the rear, you are sure to be instantly drawn to the period features throughout. The warm and welcoming reception hallway provides access throughout the accommodation.

The superbly spacious family lounge retains its original cornicing and is flooded with natural sunlight beaming in from the dual aspect sash and case window formations. The focal point fireplace helps create a warm and cosy atmosphere making this a great space for entertaining guests or relaxing after a long day.

The country style kitchen is sure to impress with its neutral flooring and coordinating countertops. Extensive storage solutions can be found in the form of base and wall mounted units. Integrated appliances include electric double oven and 4 four ring gas hob with extractor hood. There is further under counter space for a washing machine and dishwasher and a free standing fridge freezer. The expansive kitchen also has space for a dining table, perfect for enjoying an evening meal.

The property further benefits from two bedrooms with quality wood effect flooring and solid timber doors. The master bedroom is particularly generous in size and boasts excellent in-built storage via a large cupboard. The second bedroom has a pull down ladder providing access to the substantial floored loft which offers a variety of uses.

Completing the internal accommodation is the fully tiled bathroom which comprises of a w.c, wash hand basin and oriental deep soaking bathtub with wall mounted shower head and glass shower screen. Stylish chrome fixtures and fitting can be found throughout.

There are charming stylised original Tudor-Gothic windows, and our client has also added double glazed units to provide additional warmth and security. There is also gas central heating in place.

A charming home that is simply stunning and this type of unique property is rarely available, therefore, we would suggest early viewing to avoid disappointment.

Ideally situated for Beith Primary and 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. Glasgow Airport is only 10 miles away. 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.

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