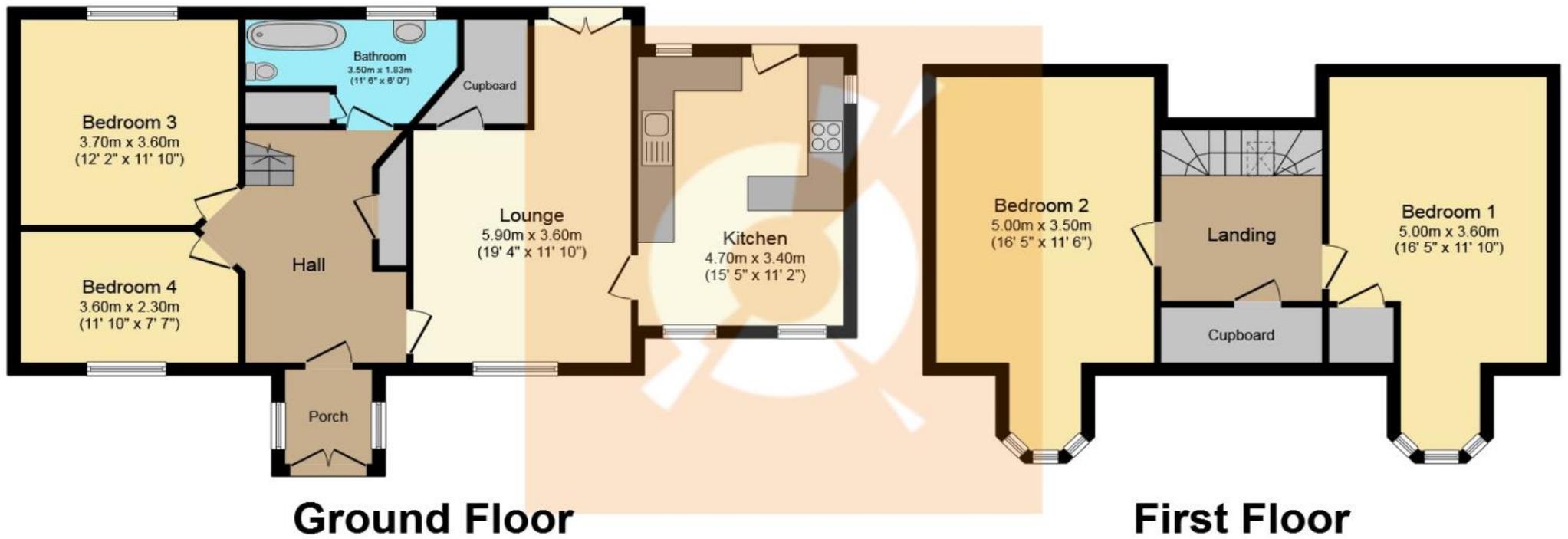




40 Woodside Road, Beith

Offers Over £275,000





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

## THE PROPERTY

**\*\* SELDOM AVAILABLE FAMILY ACCOMMODATION \*\*** Offering spacious and flexible family accommodation with masses of character. Enclosed and well-presented gardens. View in person or online. **\*\*HD Video Tour Available\*\*** Please contact your personal estate agents, The Property Boom for much more information and a copy of the Home Report.

Welcome to "Lilybank", a wonderfully unique property situated in the heart of Beith. This fantastic, detached home offers spacious and flexible accommodation throughout. This stunning property has been upgraded with a host of features necessary for modern family life, whilst still retaining masses of charm.

The property is privately enclosed benefiting from a low maintenance and well-tended chipped front garden with additional decorative shrubbery. To the left-hand side, an additional large, gravelled space provides ample room for a multi-car driveway. Upon entering the property, you are welcomed into the bright entrance vestibule, with on-trend monochrome floor tiles setting a stylish tone for the property. Following through a second door, you enter the warm and inviting reception hallway.

The fabulous family lounge is flooded with abundance of natural light from the dual aspect window/patio doors which lead out to the rear gardens. The neutral décor, quality wood effect flooring and charming multi-fuel stove all help to create a calming space which can be enjoyed by all the family. The well-appointed kitchen benefits from a large selection of wall and base mounted cabinetry as well as several integrated appliances such as: washing machine, fridge/freezer, oven and gas hob. The classic L-shaped, wood effect worktops provide plenty of functional and stylish workspace. Additionally, there is ample dining space: perfect for family meals and entertaining.

The bright and airy three-piece bathroom suite is located on the ground floor and features w.c, hand wash basin and bath with wall mounted shower and retractable shower screen.

Two of the four bedrooms are also present on the ground floor. All bedrooms benefit from generous proportions as well as charming, original timber floorboards. The staircase, with fitted carpets, leads to the upstairs accommodation. The final two bedrooms are situated on this level. Both have the same advantageous characteristics of the downstairs bedrooms, with the added attraction of lovely bay window formation.

The rear garden encompasses the handsomely sized corner plot. Privately secured by wall and hedging, the garden features a well-manicured lawn as well as a paved patio area - perfect for entertaining or relaxing alike. To the right-hand side of the property is a large, detached brick building, with double garage door and comfortable room for cars or storage. This property benefits from gas central heating and double-glazed windows throughout providing the home with a lovely warmth all year round.

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.**

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