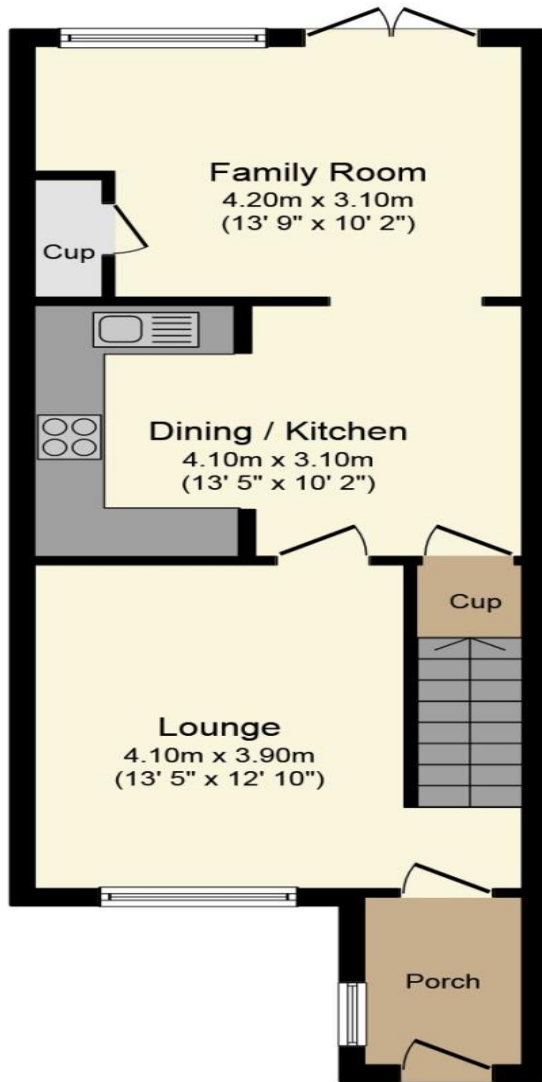




7 Maxwell Court, Beith

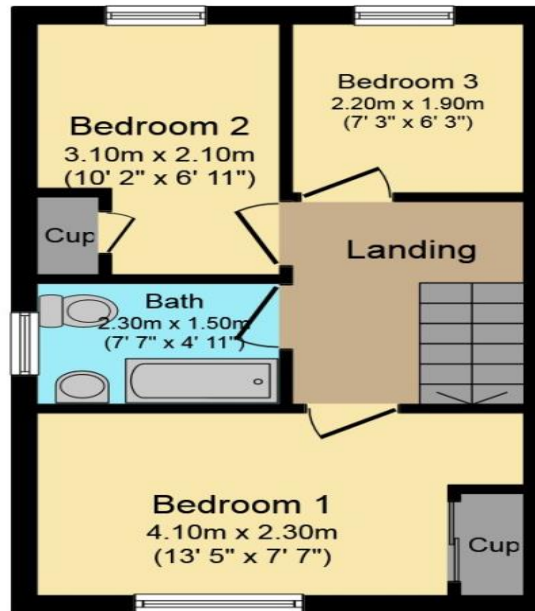
Offers Over £125,000





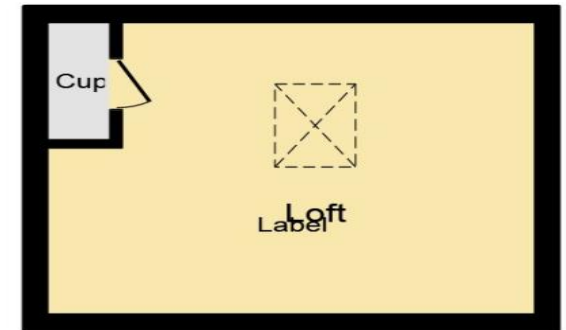
### Ground Floor

Floor area 47.0 sq. m. (506 sq. ft.) approx



### First Floor

Floor area 30.0 sq. m. (323 sq. ft.) approx



### Loft

Floor area 15.0 sq. m. (161 sq. ft.) approx

Total floor area 92.0 sq. m. (990 sq. ft.) approx

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

## THE PROPERTY

**\*\*\* OUTSTANDING & EXTENDED END-TERRACED VILLA\*\*\*** 3 Bedrooms, floored loft with heating & Velux window, lounge, dining area, ultra-stylish family Bathroom, top-quality Kitchen and family room. This fabulous accommodation is complimented by beautiful landscaped gardens and mono block driveway.

This delightful extended accommodation has been presented to the market in fabulous condition. Upon entering the warm welcoming entrance vestibule, you quickly realise that great investment has been made by the owners to ensure that only the highest quality fixtures and fittings are on offer. With such an impressive specification, we would highly recommend an early viewing as this property will not be on the market long.

A solid oak door leads to the lounge which has been well-presented and has a large double-glazed window to the front that allows natural light to flood in. The room has been decorated in neutral tones and is particularly bright and airy.

The kitchen has numerous wall and floor mounted units that offer excellent storage which are finished in beech effect cabinetry and are complimented beautifully by the contrasting granite effect worktops. Conveniently situated opposite the kitchen is a fantastic dining area which is the ideal place for entertaining guests.

The property has been professionally extended to provide a superb family room which has French doors that lead to a beautiful landscaped back garden with goldfish pond, external storage and a decked area which is the perfect place to dine alfresco.

The ultra-stylish, fully tiled family bathroom has been presented immaculately. The Bathroom consists of elegant white sanitary ware, w/c, wash hand basin and shower over bath with glazed screen. The upper hall level also gives access to 3 great bedrooms and a floored loft. The stunning master bedroom benefits from fitted mirrored wardrobes and mood lighting. The fabulous floored loft has heating and a Velux window making this a very usable space.

All rooms benefit from double glazing and gas central heating giving them a lovely warmth. An easily maintained garden can be found at the front with a mono block driveway.

The property is in the catchment area for Beith Primary and the newly built secondary School, Garnock Community Campus with leisure suite and swimming pool is within walking distance. 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. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away.

This fabulous family home set within a desirable Beith street and will be very popular. We would highly 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. Thank you. **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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