



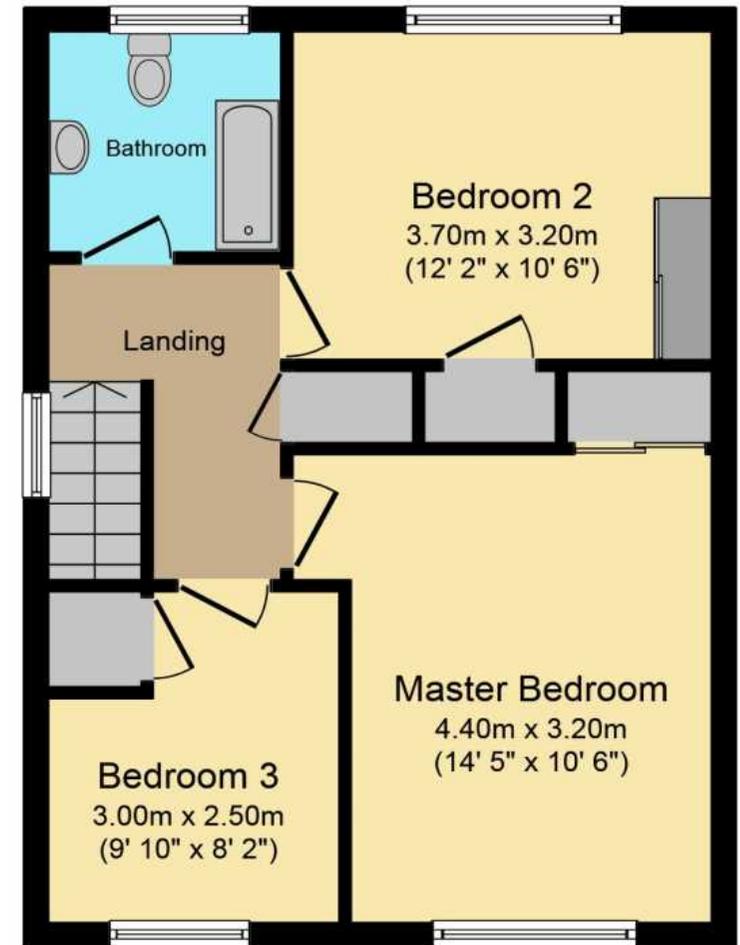
Crummock Street, Beith

Offers Over £184,000





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 truly is an exceptional detached luxury villa finished to such a high standard. Upon entering the warm and welcoming reception hallway, you quickly realize that great investment has been made by the current owner to ensure that only the highest quality fixtures and fittings are on offer.

The wonderful elegant lounge is exceptionally bright and spacious with a large window formation to the front that allows natural light to flood in. The attention to detail is superb and included in the sale is a focal point marble fireplace with coal effect fire, curtains, light fittings and high-quality carpets. Solid oak doors with glazed inserts offer access to the formal dining area with French doors that also allow natural light to engulf the room adding to the bright airy ambience.

The highly impressive dining kitchen features white wall and floor mounted units that offer excellent storage and are complimented beautifully by the contrasting Karndean flooring. An American style fridge/freezer, eyelevel oven/grill, 5 ring gas hob with extractor are also included. Under cabinet task lighting, ceiling spot lights and statement lighting over the breakfast bar add to the ultra-modern feel. This fabulous dining kitchen is further enhanced with a generously proportioned open-plan layout which is perfect for sociable events. The ground floor also has a well-presented shower room and a large utility room with a washing machine, tumble dryer and additional storage units.

The delightful landscaped back garden has two splendid patio areas that soak up the sun and are ideal for outdoor entertaining and dining alfresco in those summer months. The rear garden is very easily maintained with decorative planting, manicured lawns, external storage shed, greenhouse and is a credit to the current owners.

The upper hall level gives access to 3 great sized bedrooms all beautifully presented with built in storage. The luxurious and superbly finished family bathroom offers only the highest quality fixtures and fittings. The Bathroom consists of elegant white sanitary ware, w.c. whb, illuminated bathroom cabinet, generously sized vanity unit, super-stylish bath, gas power rainfall shower system, curved glazed shower screen and contemporary wall and floor tiles.

Flooring in the home includes a combination of tiles, high-quality carpet and Karndean flooring to the kitchen area. In addition to this, there is a Gas Central Heating system, cavity wall insulation and double glazing providing a lovely warmth throughout. To the front of the property is an easily maintained front lawn and 5 car mono block driveway offering access to the garage.

Ideally situated for Beith Primary and within walking distance of 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. 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 impressive family home in a highly sought-after location will be very popular. Please watch our property's video tour for a more detailed look. We would recommend an early viewing of this high specification accommodation. 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.

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