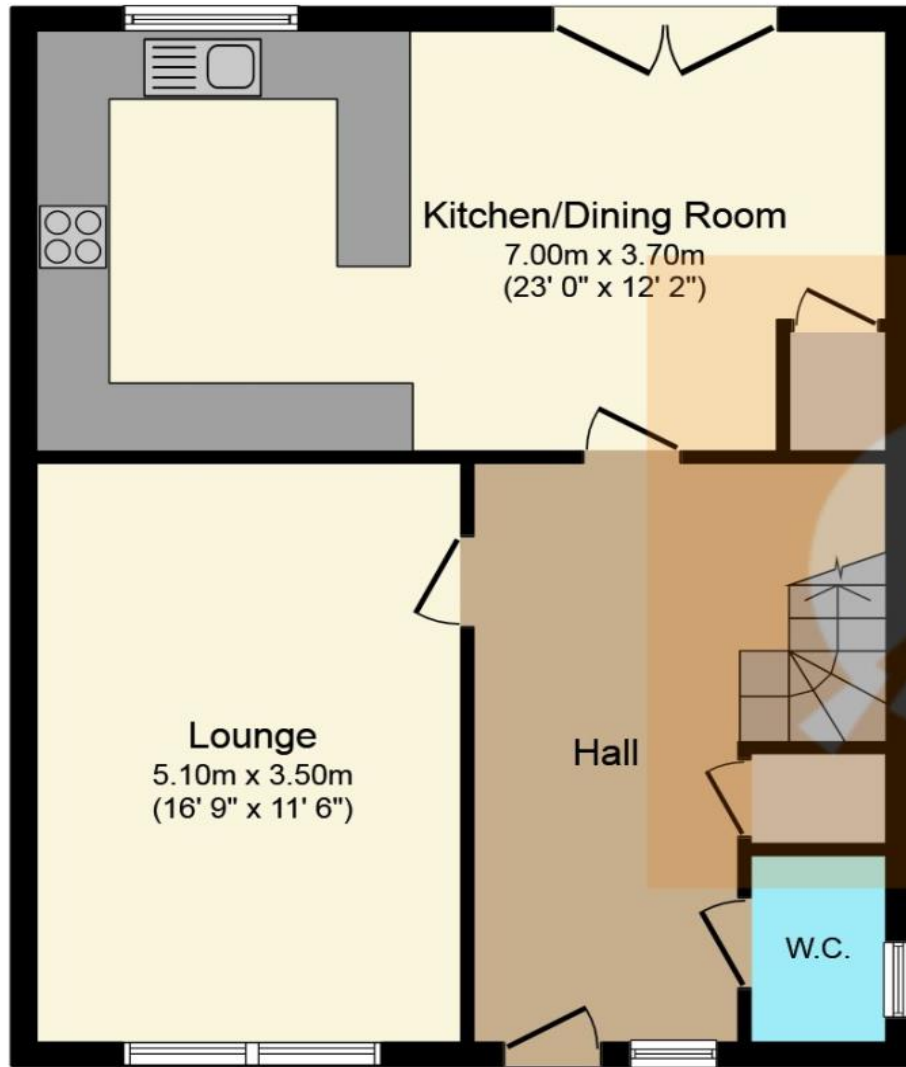




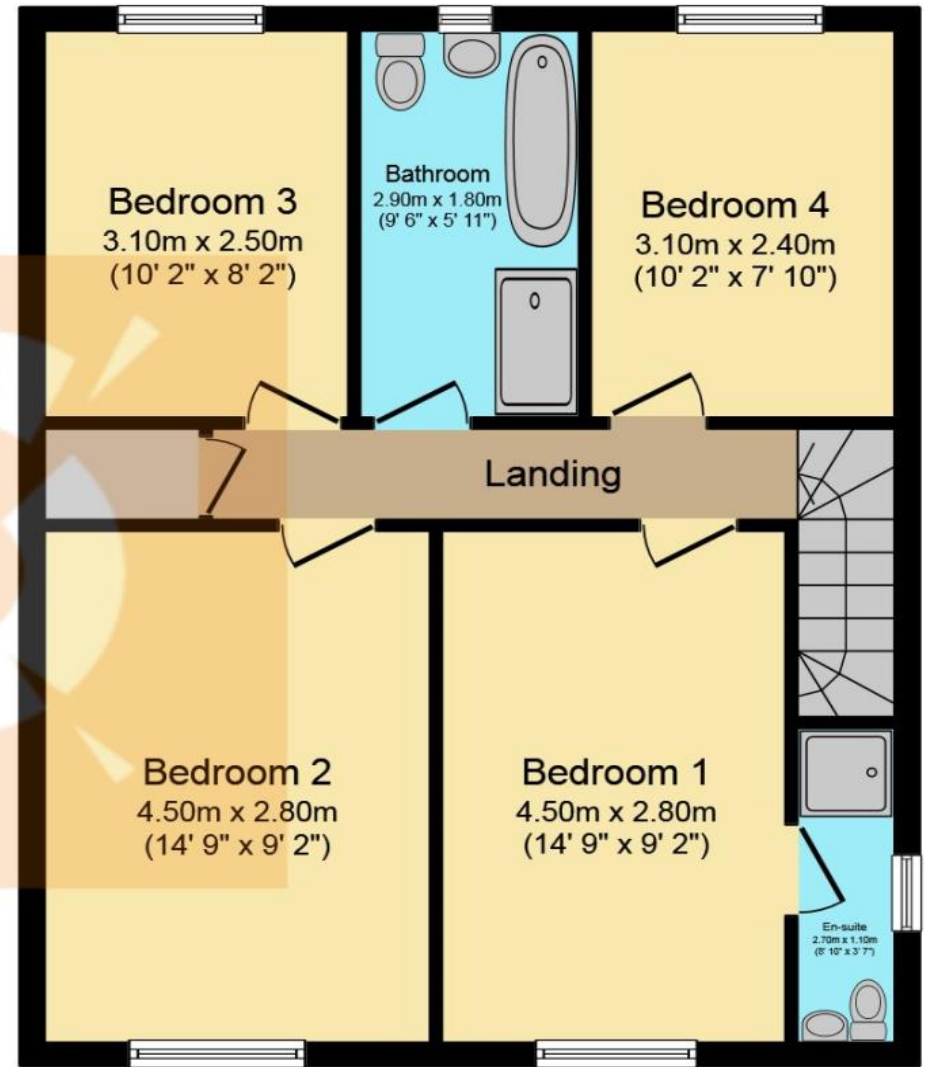
1B Morrishill Drive, Beith

Fixed Price £245,000





**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

**\*\*\* LUXURY Hi Specification detached villa \*\*\*** This fabulous property is ready now with a host of contemporary features, perfect for modern living. Media wall, built in Bluetooth speakers and solar panels to name but a few. Highly desirable Beith locale. Please contact your local Estate Agents The Property Boom for much more information.

Welcome to 1B Morrishill, a stunning property, and the perfect family home. Entered via a particularly spacious hallway with quality wood effect flooring that carries seamlessly through to the Dining Kitchen that you'll find straight ahead.

The remarkable Dining Kitchen is simply stunning. Charcoal floor mounted cabinetry with contrasting Dove Grey wall mounted storage is complimented by the butcher block counter tops and white tiled splashback and white composite sink with chrome fittings. The hi end integrated appliances include eye level double oven, induction hob with stainless steel hood, fridge, freezer, washing machine and dishwasher. LED task lighting, flush ceiling spotlights and under floor heating are additional benefits, not to mention the Bluetooth speakers installed within the ceiling. There are patio doors from the Dining Area making this the perfect place for family mealtimes as well as indoor/outdoor entertaining.

The Lounge is perfect for lovers of media and technology having an LED media wall fitted. Large double glazed window allows for lots of natural sunlight and is further enhanced by the flush ceiling spotlights and Bluetooth speakers that are also installed in the lounge.

Finally, on the ground floor there is a useful w.c. Tastefully tiled to half height and wash hand basin contained within a modern vanity unit.

The upper level is accessed via a carpeted staircase with feature glass bannister which adds to the feeling of spaciousness, coupled by low level wall spotlights.

Upstairs are the 4 beautifully presented spacious bedrooms, each with flush ceiling spotlights and freshly carpeted. The master bedroom benefits from a stunning en-suite shower room with walk in tiled shower cabinet with gas powered shower, plus w.c. and vanity style wash hand basin. Chrome fixtures, including heated towel rail are the perfect finish.

The is also a fabulous 4 piece Family Bathroom upstairs, with white hi gloss finish sanitary ware including a double unit shower cabinet tiled in shades of slate, plus bath, vanity wash hand basin and w.c. Again, the quality chrome fixtures just add to the wow factor.

Externally, there is great attention to detail with brushed steel downlighters, feature slate finish, decorative gravel driveway plus garage with up and over door access.

The front garden has a large section laid to lawn with timber fencing in place, while to the rear, the property has a stone wall border to the back garden.

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 fabulous family home in a highly sought-after location 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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