



40 Dalry Road, Beith

Offers Over £219,000





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

THE PROPERTY

*****CHARMING DETACHED BUNGALOW***** WELL-MAINTAINED family home with 4 double bedrooms. Great scale with natural light throughout. Please contact The Property Boom estate agents for more details and a copy of the home report. Thank you.

This is a rare opportunity to purchase a delightful 4-bedroom property which offers flexible accommodation; widely appealing to all generations.

The beautiful front garden with manicured lawn and decorative planting is an indication of how well maintained and presented the main dwelling house is. All rooms have impressive dimensions and have been presented immaculately.

The accommodation has an abundance of natural light from the exceptionally large double-glazed window formations and tasteful neutral décor enhances the feeling of bright airy spaciousness. The lounge has excellent dimensions and a living flame focal point fireplace. All rooms have double-glazing and a gas fired combination boiler provides a lovely warmth throughout the home.

The kitchen has numerous wall and floor mounted units offering superb storage. A separate utility room is perfectly placed adjacent to the kitchen and is accessed from the delightful back garden. The superbly spacious dining area is perfect for hosting sociable events and entertaining. The kitchen offers access to a fabulous mono blocked patio area which is an ideal place for dining alfresco and outdoor entertaining. A gate leads to the side of the property where an extensive driveway offers ample parking for various vehicles.

The immaculate family bathroom with stylish fixtures and fittings consists of 3-piece elegant white sanitary ware, bath, wash hand basin and w.c.

The upper level has two superbly sized and beautifully presented bedrooms. Storage in the property is excellent with two large cupboards in the hall and both bedrooms on the upper level also have their own built in storage. The two ground floor bedrooms are generously proportioned, and the master bedroom boasts a fantastic en-suite shower room with large walk in shower cubical.

Ideally situated for Beith Primary and within safe 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.

A spacious family home that will no doubt be very popular. We would highly recommend an early viewing of this 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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com