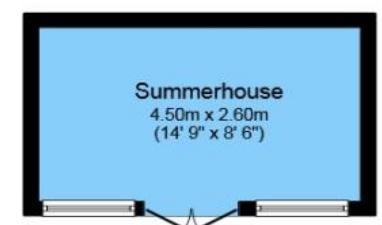




85 Kings Road, Beith, KA15 2BN

Offers Over £285,000





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

THE PROPERTY

TIMELESS CHARACTER and an abundance of traditional Victorian features make this stunning property the perfect family home. Breathtaking countryside views and finished to an exceptionally high standard. Please call your local estate agents, The Property Boom for more details.

Welcome to 'Daisybank' on Kings Road and this breathtaking family home. The extensive gated driveway with lawned borders and mature shrubbery, frame and capture this quintessential Victorian property.

The entrance vestibule, with classic Minton floor tiling, offers access in the first instance to the commodious hallway with its many traditional features such as wood panelling, deep skirting and intricate cornicing which unexpectedly comprises ornate busts.

The formal lounge, with feature decorative stone fireplace, also has intricate cornicing, which is carried throughout many aspects of the home, and further benefits from the beautifully wood panelled bay window formation providing masses of natural sunlight.

The bespoke timber kitchen has an extended dining area and is presented with contemporary cabinetry providing ample space for storage. A Rangemaster cooker is in place alongside solid timber counter tops with a fantastic centre island with contrasting granite work surface. The whole look and feel of the kitchen is enhanced by the double Belfast sink and there are fabulous views of the surrounding countryside from the large picture window. There is also a useful utility room.

The 2nd public room is another impressive living space with feature fireplace containing tasteful tile inserts, original alcoves, dado rail and cornicing.

Access to the upstairs rooms is gained via a tastefully carpeted staircase, with solid timber bannister and is set off beautifully by the ornate stained glass window. Upstairs, the family bathroom is fully tiled to ceiling height in lovely neutral tones and has white 4 piece sanitary ware consisting of roll top/claw foot bath, w.c., wash hand basin and spacious corner shower cabinet.

There are 4 double bedrooms, 2 of which have built in storage. All are tastefully presented and incredibly spacious. Bedroom four, however, is located downstairs and is currently being utilized as a formal dining room, with intricate alcoves and feature fireplace.

Downstairs also benefits from a cloakroom with 2 piece sanitary ware. Floor is tiled and a tiled splashback.

To the rear of the property is a fabulous timber summerhouse with patio doors leading to a decked area; perfect for outdoor entertaining or relaxing to the uninterrupted views of the surrounding valley and countryside which are simply stunning.

The back garden has a large area laid to lawn and is bordered by a traditional stone wall, and externally to the front of the property there is a double timber garage and an extensive driveway for multiple vehicles.

Our schedule only scratches the surface of the charm and character of this stunning property and we urge early viewing to avoid disappointment.

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.

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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