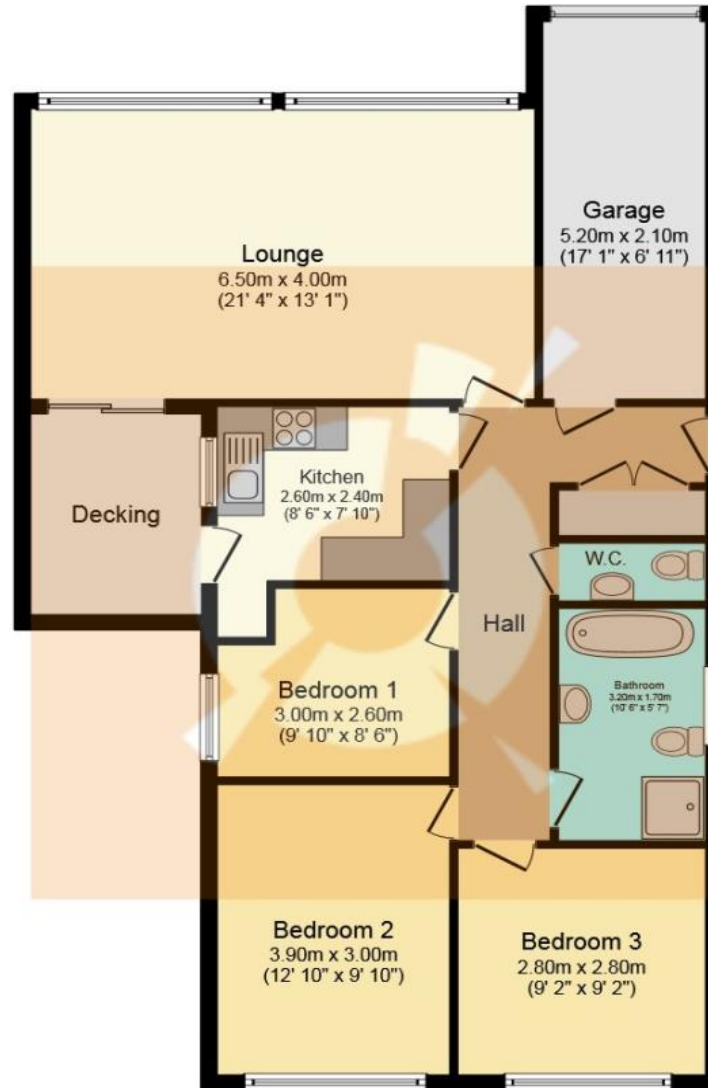




12 Lomond Crescent, Beith

Offers Over £169,000





## Floor Plan

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

## THE PROPERTY

**\*\*\*EXCEPTIONAL FULLY RENOVATED BUNGALOW\*\*\*** BRAND NEW Kitchen with new appliances. BRAND NEW Bathroom with walk in shower. Fully re-plastered and rewired. Outstanding attention to detail and build quality. Please call your local Estate Agents, The Property Boom for more details.

If you have been looking for a property in true walk in and start living condition, this is the one you. Welcome to No.12 Lomond Crescent.

This is a superb opportunity to purchase a fully renovated high-specification Bungalow that is located in a highly desirable Beith locale. This charming property has been fully re-wired with new fuse boxes and re-plastered throughout. The attention to detail is excellent with flush mounted ceiling lights, chrome spot lights, switches and sockets.

A warm and welcoming reception hallway leads to a generously proportioned lounge with new quality laminate flooring. This room is awash with natural light from the floor to ceiling double-glazed window formations. The lounge has been freshly decorated in subtle neutral tones which further enhances the feeling of bright airy spaciousness and a new vertical radiator has been installed giving the room a contemporary feel. Patio doors lead to a decking area which provides the perfect place to relax and unwind.

The super-stylish newly fitted kitchen has numerous high gloss white soft closing wall and floor mounted units which offer excellent storage and are complimented beautifully by the marble effect worktops. Brand new appliances include a dishwasher, fridge freezer, oven, grill and gas hob all under manufacturers guarantee. A washing machine is also conveniently located to the rear of the garage.

The new ultra-modern fully tiled bathroom consists of elegant white glazed sanitary ware, bath with gas shower, glazed screen, wash hand basin, large walk in shower cubical with electric shower and w.c.

Three bedrooms, all with double glazing, new doors, new carpets and fresh décor can be found to the rear of the property and there has also been a newly fitted modern w.c with wash hand basin and back lit mirror. Storage is excellent with a large double door cupboard in the hallway and a substantial loft space. The garage can also be accessed from the hallway.

Externally, the front garden is predominantly laid to lawn with decorative planting. There is a slabbed driveway that provides ample parking and a single garage. Some residents have converted the garage to a fourth bedroom, with relevant planning permissions in place, thus adding value to their homes. Within the garage is a recently installed gas central heating boiler. The walled back garden has an easily maintained lawn and drying green.

This truly is an exceptional Bungalow which has been renovated to a high-standard. Ideally situated for Beith Primary and within the catchment area for 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 delightful bungalow 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.**

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