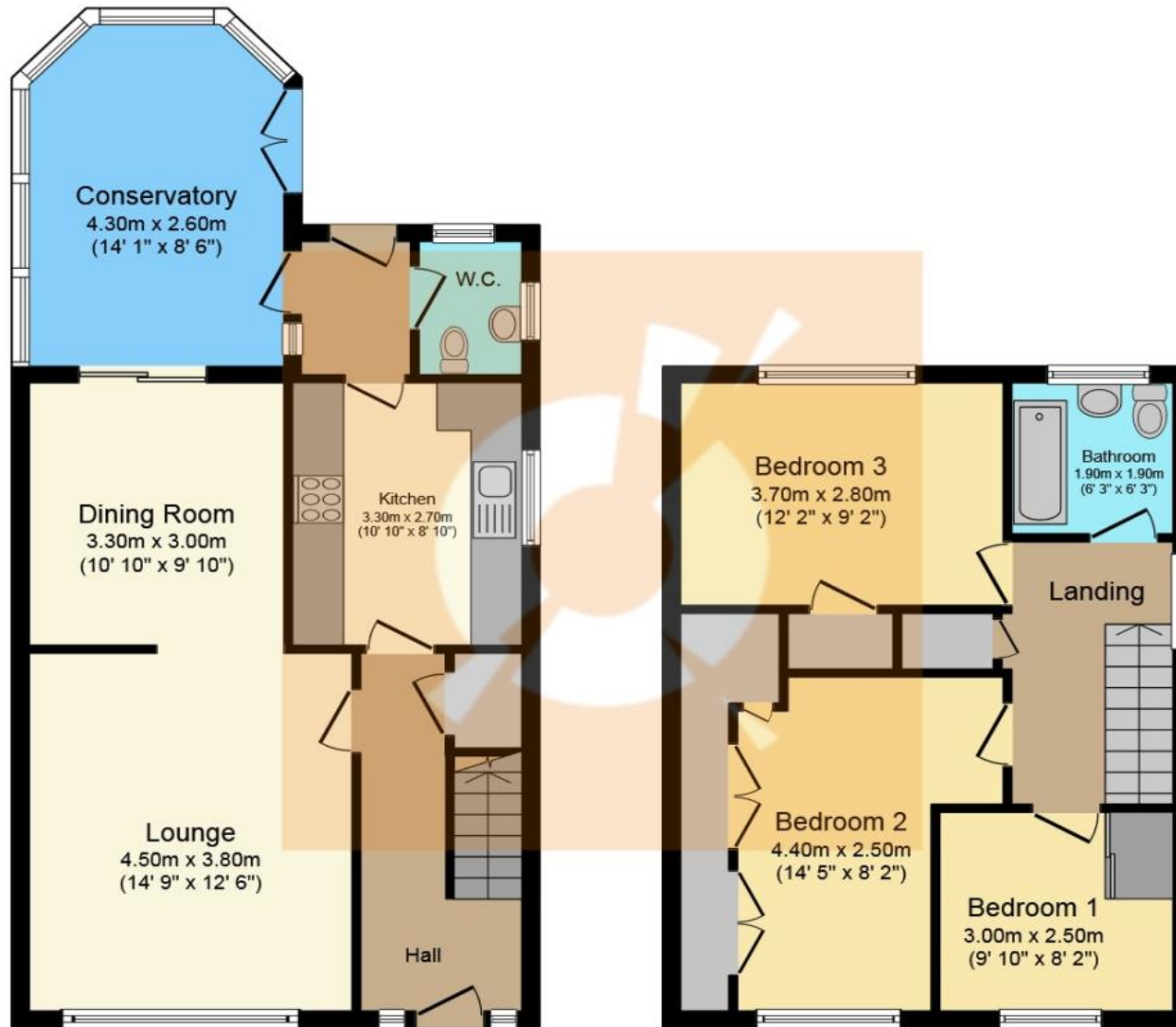




38 Crummock Gardens, Beith

Offers Over £175,000





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

An exciting opportunity has arisen to acquire this SPECTACULAR THREE-BEDROOM EXTENDED, DETACHED FAMILY HOME located in a much sought-after area of Beith. Please call your local estate agents The Property Boom for more information and a copy of the Home Report.

Welcome to No. 38 Crummock Gardens and this exquisite family home, extended to provide flexible accommodation and in true walk-in condition. The welcoming entrance hallway, entered through an elegant double-glazed door, leads you in the first instance to the lounge.

The well-proportioned character lounge with contemporary wall coverings & tasteful fitted carpets features large window formation capturing views of the beautiful landscape scenery. The illuminated focal point fireplace highlights the room and creates the perfect setting for those cosy nights in.

The Dining Room showcases charming light oak furniture and neutral modern wall coverings. It is the perfect area to socialize with family and friends over a lovely meal and provides access to the gorgeous, sunny conservatory.

This conservatory features large bay windows as well as elegant French doors, allowing natural light to engulf the entire room. It is complimented by neutral décor, creating a bright and airy feel. The conservatory is an excellent use of space and provides a further family room that can be used all year round. It is sympathetically contained in the back-garden area whilst leaving lots of easily maintained garden grounds with a large monobloc driveway which affords parking for various vehicles, private garage which has power, outside tap installed and an area laid-to-lawn.

The modern fitted kitchen provides ample space within its beech-effect cabinetry. The marble effect counter tops provide a generous work surface. Located within the kitchen is an incredible Range style double-oven with 5 ring gas hob and cooker hood, plus integrated dishwasher which will be included within this sale. The kitchen also features a stainless-steel sink with chrome tap, under counter space for a washing machine and also provides an area for a fridge-freezer.

To complete the ground floor is the charming, bright W.C., consisting of a wash-hand basin and W.C with a large window formation, bringing in an abundance of natural sunlight and emphasizing how cheery this room really is.

The upper level of this beautiful family home is accessed via a tasteful carpeted staircase with dark oak effect timber bannister.

You will immediately be drawn to the flawless family bathroom, equipped with neutral wall and floor tiling and a three-piece bathroom suite consisting of a shower-over-bath, W.C. and stylish white vanity unit containing a wash-hand-basin. The bathroom is tailored with contemporary chrome fixtures and fittings.

This property features three beautiful, well-appointed bedrooms. The master bedroom contains multitudes of storage space within its elegant cream built-in wardrobes. The single bedroom also features mirrored sliding wardrobe doors, enabling further storage. All bedrooms are presented with contemporary wall coverings and laminate flooring.

To the front of the property features a section laid-to-lawn making for easy maintenance and a mono-bloc path leading to the front door and mature shrubbery.

This property further benefits from double-glazing and gas-central heating throughout, providing a lovely warmth in every room.

The property is ideally situated for Beith Primary and is 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.

Viewing is 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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