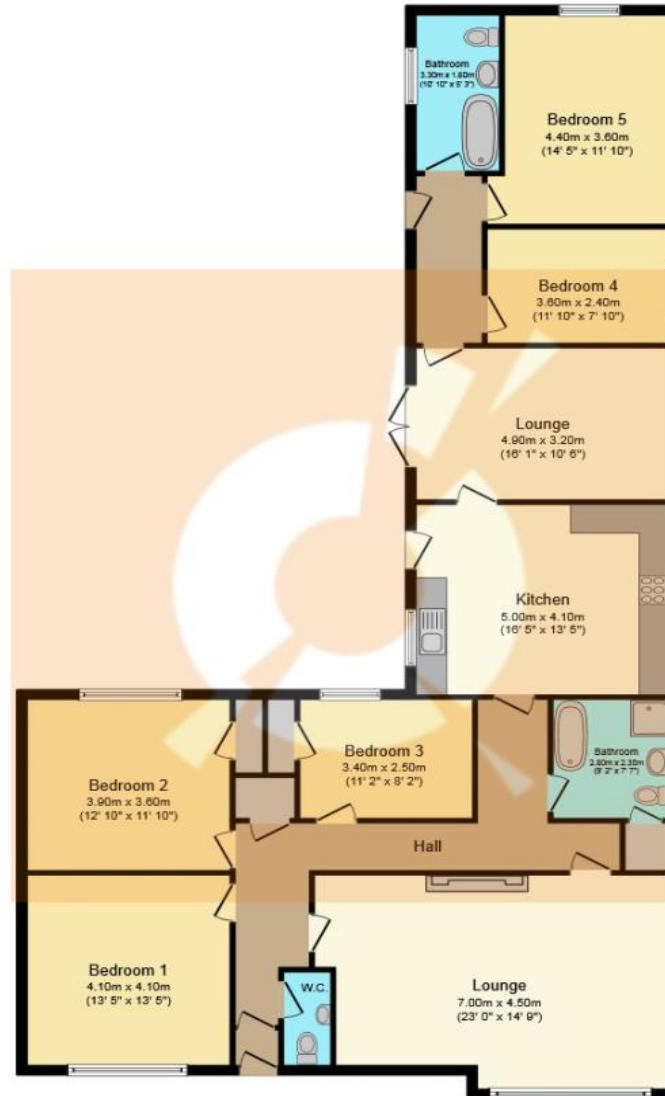




11 Beith Road, Barrmill

Offers Over £210,000





Floor Plan

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

THE PROPERTY

A stunning five-bedroom detached bungalow. This property is presented in great condition and consists of two reception rooms, 3 bathrooms and a modern fitted kitchen. Potential business opportunity also available. Please contact your local estate agents, The Property Boom for much more information.

Welcome to No. 11 Beith Road and this fantastic family home. Upon entering the bright airy reception hallway with neutral décor, you can't help but notice the impressive scale of this wonderful accommodation.

The main lounge has excellent dimensions and a living flame focal point fireplace, creating the feeling of comfort and relaxation. An abundance of natural light floods through large double-glazed window formations and tasteful neutral décor further enhances the feeling of bright airy spaciousness that you get when first coming into this property.

The generously proportioned dining kitchen holds an abundance of beech-effect wall and floor mounted cabinets which offer excellent storage solutions. The kitchen has a stainless-steel sink with chrome mixer tap and an impressive range cooker with 5 ring ceramic hob and hot plate with double oven which will be included within the sale of this property. A spacious dining area can be found in the kitchen which is ideal for hosting sociable events and entertaining.

The kitchen offers access to the rear garden which features an extensive gravelled area with timber fencing, and a paved patio area, perfect for dining alfresco. Dog kennelling can also be found in the rear garden, which can be included in this sale, however this would be subject to separate negotiation. This could provide a potential business opportunity.

The W.C. consists of marble-effect wall tiling and quality wooden flooring, W.C. and a wash-hand-basin contained within a tasteful vanity unit.

This property is complimented beautifully with 5 spacious double bedrooms, all of which have been presented immaculately and tastefully decorated with neutral wall colours, one of which is presently being used as a well-appointed study.

The second lounge which can be found in this fabulous accommodation features stylish French doors which provide access to the back garden as well as filling the entire room with natural light. This room is the perfect space to relax and unwind with family and friends after a long day.

The ultra-modern newly fitted family bathroom comprises of a walk-in shower cubicle, bath, W.C. and wash-hand-basin. There are grey wall tiles and contrasting black floor tiles and contemporary chrome fixtures and fittings including a chrome heated towel rail.

To conclude this impressive home is a 2nd newly fitted immaculate bathroom with contrasting wall and floor tiling, also featuring a chrome heated towel rail.

Contained within this room is a three-piece bathroom suite to include a shower over bath with glass screen, W.C. and wash-hand basin.

Double-glazing and oil-central heating can be found in this fabulous accommodation, filling each room with a lovely warmth.

Externally to the front of the property there is a large gravel driveway which offers ample parking for various vehicles.

The property is in the catchment area for Beith & Gateside Primary and 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 ten-minute drive.

The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away. The picturesque town of Barmill is a delightful place with a park, local shop, café and restaurant all within a short walk.

This fabulous home, set within a semi-rural location will be very popular. We would highly recommend an early viewing. Viewing by appointment â?? 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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