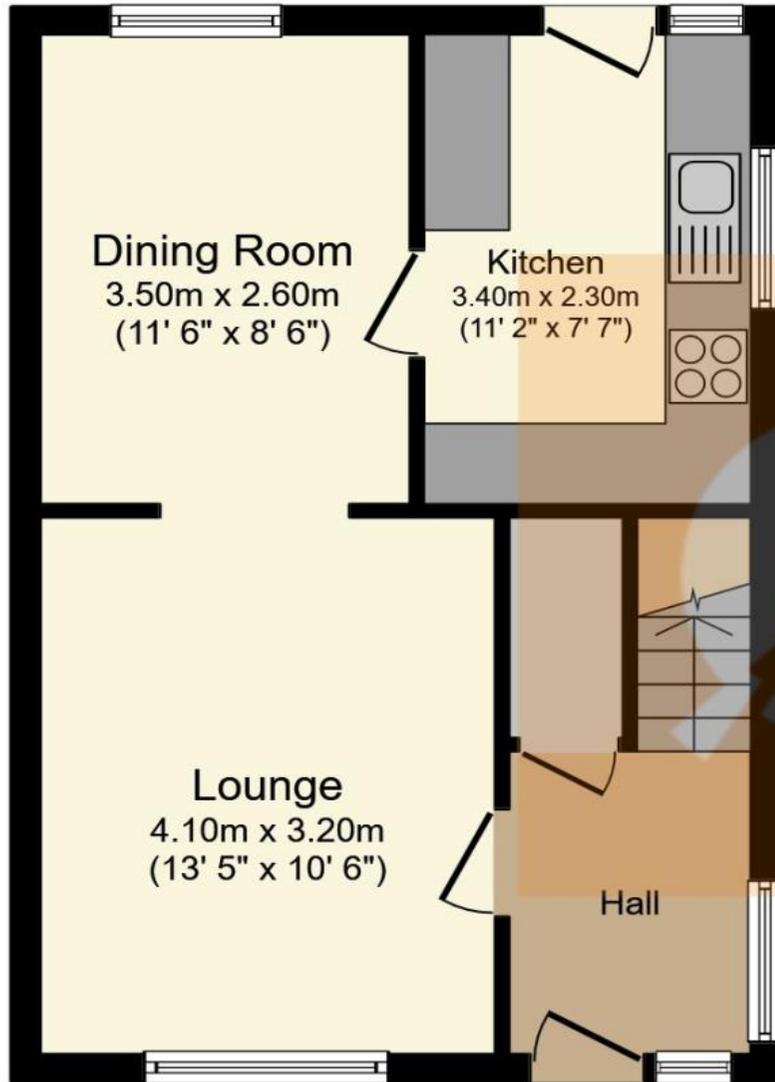




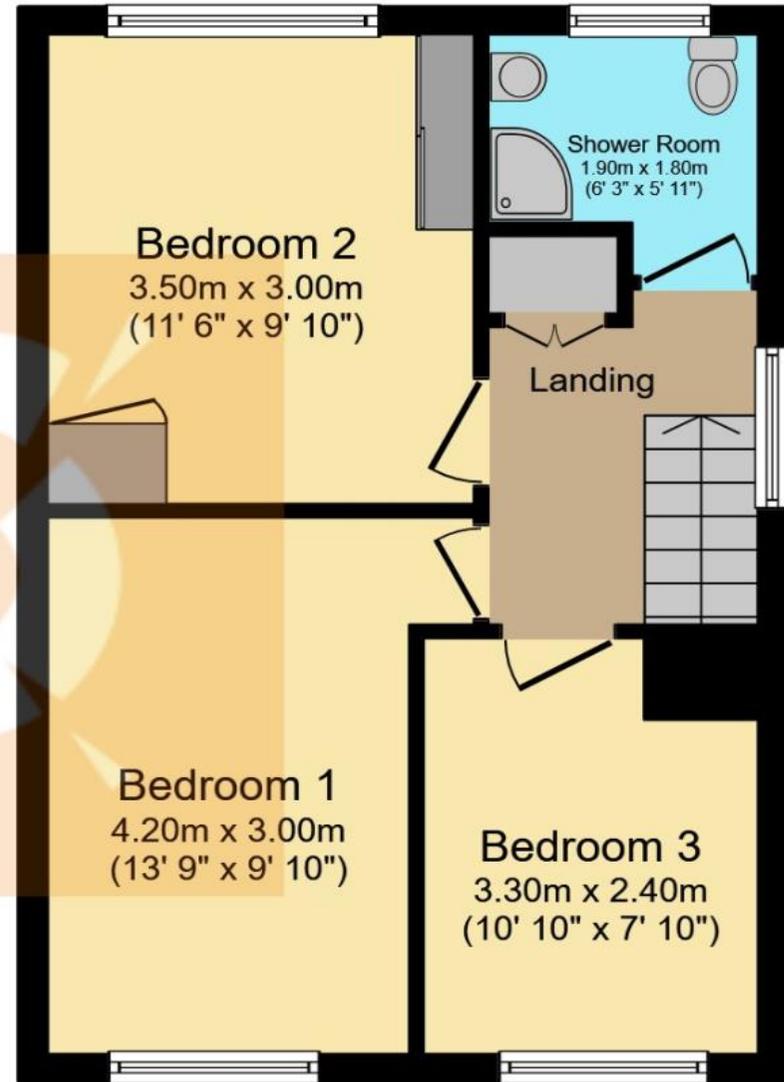
28 Crummock Gardens, Beith

Offers Over £135,000





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

The Property Boom North Ayrshire are delighted to introduce to the market this fabulous family home situated within the highly popular Crummock Gardens, Beith. This stunning property is a credit to our clients and has been presented to the market in fabulous condition.

Externally, to the front is a well-maintained garden comprising of a section laid to lawn with decorative planting and mature shrubbery. There is an extensive monobloc driveway to the side leading to the detached garage, allowing off-street parking for various vehicles.

Access to the property is via a tasteful UPVC door, leading you in the first instance to the bright and airy reception hallway. The formal open-plan lounge/dining room is awash with light from dual-aspect window formations, further enhancing the feeling of bright airy spaciousness that you get when you first walk into the property.

The family lounge features a traditional focal point fireplace with living flame gas fire, filling the room with a delightful warmth and creating the perfect space to relax and unwind after a long day. Off the lounge is a separate Dining Room which offers the perfect spot to enjoy a lovely home-cooked meal with family and friends.

The high specification breakfasting kitchen has been recently installed to include a quality range of wall to floor mounted units with a contrasting worksurface, creating a fashionable and efficient workspace. The kitchen is further complimented with an ultra-modern breakfast bar and a host of integrated appliances to include a 4-ring gas hob with electric oven/grill and extractor hood, double oven, washing machine and dishwasher which will all be included within the sale of the property, making this an excellent purchase for first-time buyers, growing families or professionals alike.

The kitchen provides access to the fully enclosed rear garden, creating a safe and secure environment for children and pets alike and a section of synthetic lawn makes for easy maintenance.

Access to the upper level is via a carpeted staircase with timber handrail leading you to three generously proportioned bedrooms which have all been tastefully decorated throughout with fresh, neutral tones.

To complete this wonderful accommodation internally is the pristine shower room comprising of a three-piece suite to include a walk-in shower cubicle, w.c. and wash-hand-basin which has been contained within a stylish high-gloss vanity unit and contemporary chrome fixtures and fittings can be found throughout.

The property further benefits from gas-central heating and double-glazing throughout, providing all rooms with a delightful warmth.

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.

This fabulous family home will no doubt be very popular therefore we would highly recommend an early viewing. 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. **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