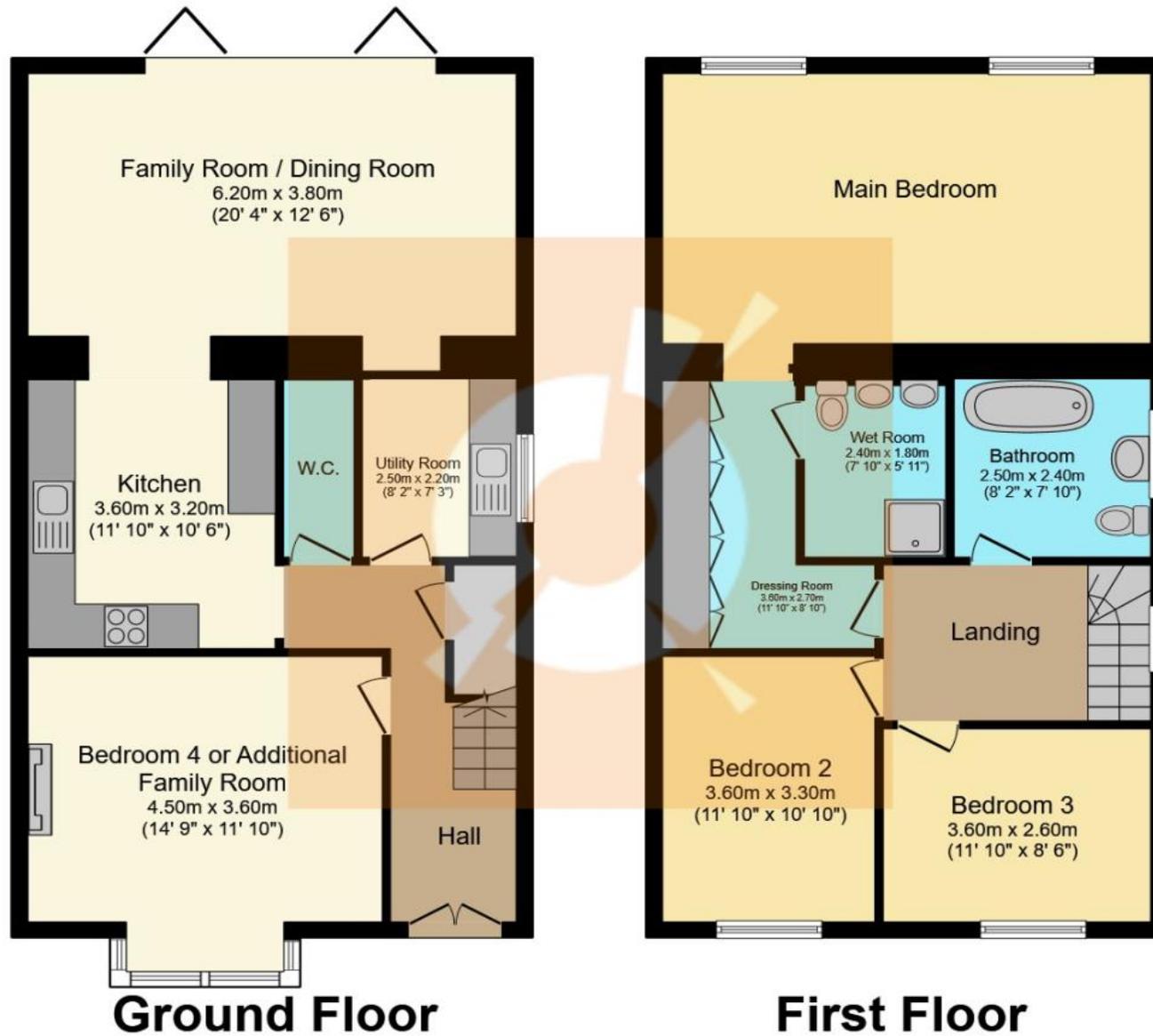




Beechhill, 4b Barrmill Road, Beith,

Offers Over £275,000





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

THE PROPERTY

Welcome to Beechhill and this thoughtfully extended detached family home which has been exquisitely designed throughout by our clients and is positioned on one of Beith's most favoured residential roads. This outstanding accommodation encompasses many of the attributes sought after with today's modern family lifestyle and must be viewed to fully appreciate the impeccable standard of its quality finish.

The property itself is externally impressive, with great kerbside appeal. It features a well-kept front garden running alongside an extensive gravel driveway, providing abundant parking space for a multitude of vehicles.

On entering the property via the hallway, you cannot help but notice the impressive scale of this wonderful family accommodation. You are greeted to your left by a warm and charming lounge which allows for masses of natural light and features solid wood flooring and contemporary décor throughout. Our clients currently use this space as the family lounge however it holds a variety of uses and has the potential to be utilised as a 4th bedroom, Dining Room or Home Office.

The piece de resistance on the ground level has to be the open plan kitchen/family room. This stunning space is bathed in natural light owing to the Bi-folding doors, allowing the outside in. The generous open plan kitchen is the epicentre for modern living, creating a sociable area and pleasurable cooking environment. Included in the sale is a host of integrated appliances to include a ceramic hob, two ovens, microwave, and dishwasher and an ultra-modern vertical radiator provides a delightful warmth to this entire space.

There is a separate utility room off the kitchen which houses additional space for the impressive American Style fridge freezer, washing machine and tumble dryer which will also be included within the sale. To complete the ground level is the downstairs w.c. which is so elegant in its simplicity.

To the rear of the property there is a fantastic, landscaped garden with a mixture of trees, mature shrubbery, and planters. This magnificent space offers peace and tranquillity with a superb sociable decking area and two further patio areas with pergola, ideal for outdoor entertaining/dining alfresco. Fully enclosed and both pet and child friendly, this truly is the perfect space to enjoy outdoor family fun, whilst soaking up the summer sun. Included in the sale is a timber garden shed offering additional storage and useful greenhouse, perfect for the budding gardener.

The master bedroom is a peaceful sanctuary of a particularly brilliant size and even boasts its own en-suite wet room and dressing room! This stunning room with dual-aspect windows and skylight certainly has wow factor and there are two further bedrooms which have both been presented to an equally high standard. There is a substantial floored loft space with excellent built-in storage and velux windows which adds another useable space with a variety of uses.

Completing this fabulous home internally is the main family bathroom which is contemporary in style. There is an ultra-modern Jacuzzi bathtub, w.c. and square wash-hand basin and super stylish fixtures and fittings can be found throughout.

Gas-central heating and double-glazing can be found throughout, providing all rooms with a cosy warmth. This property has been transformed into a loving family home. Due to this, its highly desirable location and superb attention to detail, we expect a lot of interest in this property. Please get in touch as soon as possible to avoid disappointment!

This ideal family home is 3 minutes' walk to 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.

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