



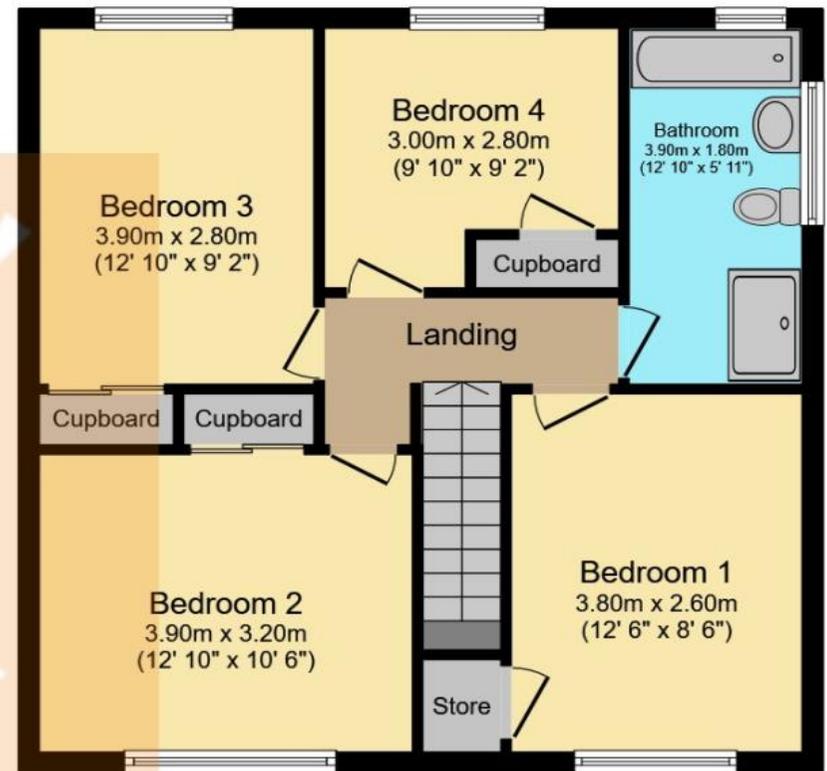
24 Cuff Crescent, Beith

Offers Over £235,000





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

Welcome to No. 24 and this RARELY AVAILABLE, impressive four-bedroom detached home situated within the ever-popular Cuff Crescent, Beith. The property itself is externally impressive, with great kerbside appeal. It features a well-kept front garden running alongside an extensive monobloc driveway leading to substantial garage, providing abundant parking space for a multitude of vehicles.

Upon entering the welcoming reception hallway, you quickly realise just how fabulously spacious this home really is. You are greeted to your left by a warm and charming lounge which allows for masses of natural light coming from dual aspect window formations. The lounge has been tastefully decorated with warm, neutral tones and fitted carpets, offering a cosy space to relax and unwind with family. The kitchen offers ample storage space within a quality range of wall to floor mounted units with contrasting countertops. There is an impressive Range-style cooker with extractor hood which will be included within the sale of the property and the designated dining area offers the perfect zone for entertaining guests all year round.

There is an additional public room which offers fabulous flexible living. Our clients are currently utilising this space as a Study however it could also be used as a playroom/separate dining room. Completing the ground floor is the downstairs w.c. which is so elegant in its simplicity.

The upper hall gives access to 4 generously proportioned bedrooms which are all complimented with in-built storage cupboards/wardrobes, offering excellent storage solutions. Completing this fabulous home internally is the main family bathroom, which is contemporary in style, containing a four-piece bathroom suite. There is a walk-in shower cubicle, bath, w.c. and wash-hand-basin with super stylish fixtures and fittings throughout to include waterfall taps and heated towel rail.

Externally, the rear garden is predominantly laid to lawn, making for easy maintenance and is fully enclosed, creating a safe and secure environment for children and pets alike.

This rarely available accommodation in a sought-after Beith locale will no doubt be very popular therefore we would highly recommend an early viewing to avoid disappointment. The property further benefits from gas-central heating and double glazing throughout, providing all rooms with a delightful warmth.

Ideally situated for Beith Primary and 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 in a highly sought-after location will be very popular. We would highly recommend an early viewing. 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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www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com