

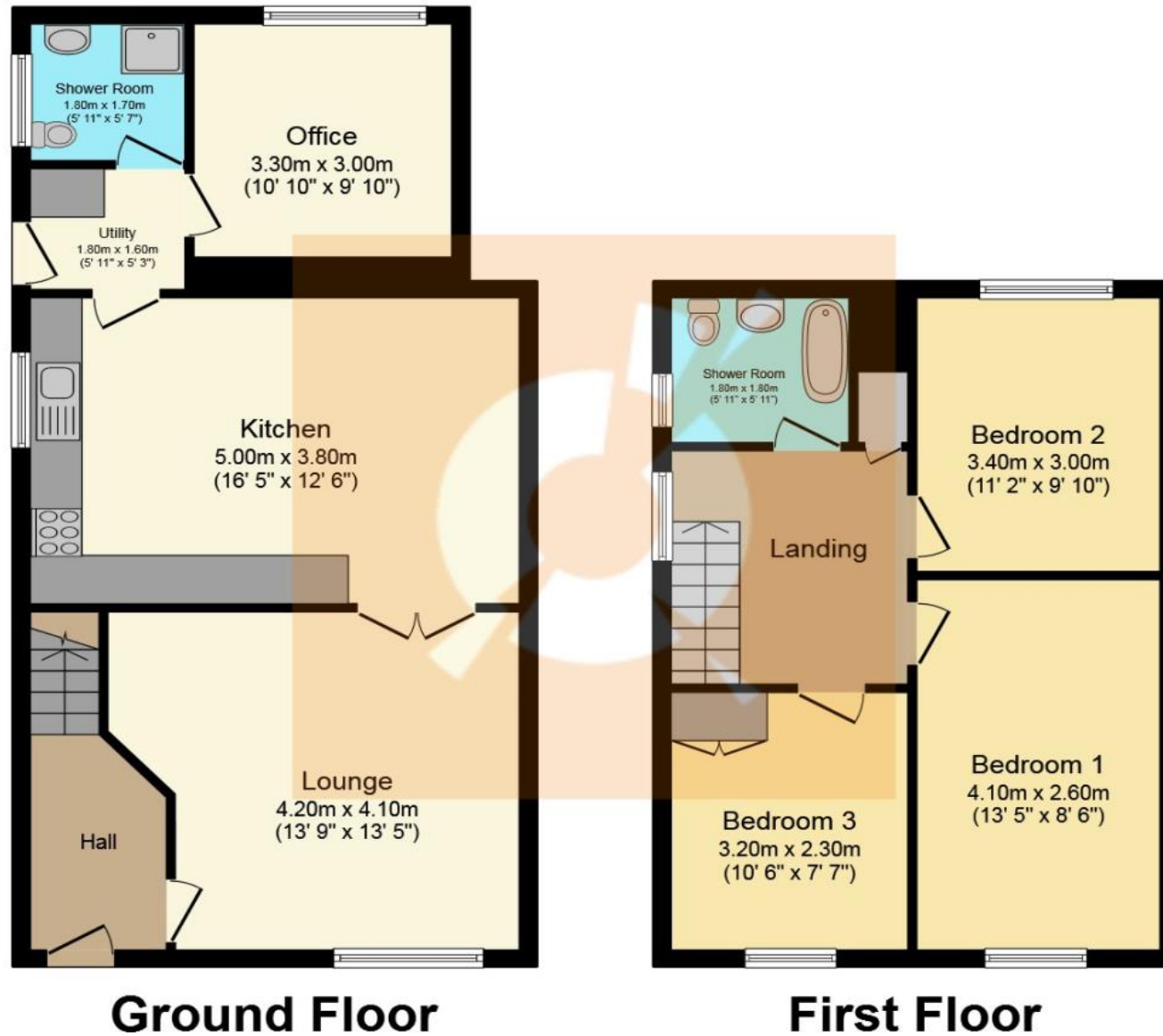


58 Crummock Gardens, Beith

Offers Over £155,000







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



## THE PROPERTY

**\*\*EXCEPTIONAL FAMILY ACCOMODATION\*\*** set within the sought-after Crummock Gardens. Presented in TRUE WALK-IN & START LIVING CONDITION. **\*\*DOWNSTAIRS SHOWER ROOM & UPSTAIRS FAMILY BATHROOM\*\***. Boasting BEAUTIFULLY LANDSCAPED REAR GARDEN & MULTI-CAR DRIVEWAY. **\*\*HD Property Video Tour Available\*\*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

A fantastic opportunity has arisen to purchase this beautifully presented and deceptively spacious semi-detached family home in a sought-after location. The property has been considerably renovated over the years by our clients with no expense spared, presenting a fantastic purchase for a first-time buyer, growing families or professionals alike.

Externally to the front the garden is fully monoblocked, providing excellent off-road parking for various vehicles. Access to the property is via a stylish UPVC door leading to the warm, welcoming reception hallway. Upon entering, you quickly realise what great scale and volume is on offer. The contemporary family lounge features a large, double-glazed window formation, infusing this entire space with natural sunlight. There is a charming focal point fireplace with electric fire which fills the room with a delightful warmth, perfect for those cosy winter evenings with family.

The recently installed, high specification kitchen diner is undoubtedly the heart of this fantastic family home. It has been tastefully fitted to include a range of modern base and eye level units with contrasting butcher-block effect countertops, providing a fashionable and efficient workspace. There is an impressive 8-burner Range style cooker, extractor hood and Beko fridge freezer which will all be included within the sale, making this an excellent purchase for a first-time buyer or professionals alike. The separate dining area presents a fantastic space to enjoy many lovely home-cooked meals. Off the kitchen, there is a convenient utility room which provides further storage and space for a washing machine.

On the ground floor, there is an ultra-modern shower room which comprises of a walk-in shower cubicle, w.c. and wash-hand basin. Completing this level is Bedroom 4, which our clients are currently utilising as a home office.

The secluded rear garden is a safe and secure environment for children and pets alike. It has been skilfully landscaped and set out to provide a fabulous area for relaxation or entertainment incorporating a sociable patio area and is predominantly laid with synthetic lawn. The garden further benefits from a large timber garage, offering excellent storage solutions for garden equipment.

On the first floor there are three spacious and immaculate bedrooms and the stylish family bathroom which has been beautifully finished with a three-piece suite. Contemporary fixtures and fittings can be found throughout to include a chrome heated towel rail and mixer tap.

The property further benefits from gas-central heating and double glazing throughout, providing a delightful warmth throughout. Our clients have put an extensive amount of work into this seldom available property which must be viewed to be fully appreciated. We have no doubt that this property will sell very quickly therefore we would urge early viewing to avoid disappointment.

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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