



**23 Willow Park, Burnhouse, Beith**

**Offers In The Region Of £115,000**









## Floor Plan

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

## THE PROPERTY

**\*\* EXCLUSIVE GATED RETIREMENT DEVELOPMENT \*\* OPEN-PLAN LAYOUT \*\* LOW-MAINTENANCE GARDENS \*\* MONOBLOC DRIVEWAY \*\***. Please contact your personal estate agents, The Property Boom, for much more information.

Here's what our clients love about their home...We have loved living in 23 Willow Park, and have particularly enjoyed the sense of community and the amazing support of our neighbours and the park owner. The house is extremely peaceful and provides tranquil living. We have had wonderful days on the deck, which enjoys full sun from morning to late evening. The house being so easily maintained is a plus factor!

Introducing No. 23 Willow Park, a park home bungalow set within an exclusive retirement development, which impresses with its spaciousness and impeccable presentation. The sociable open plan layout seamlessly connects the lounge, dining area, and kitchen, inviting an abundance of natural light. Step through patio doors onto an elevated patio, offering picturesque views of the park and countryside, perfect for basking in the summer sun.

The lounge/dining area features a selection of contemporary wall coverings, neutral fitted carpets, and the focal point fireplace with electric fire fills the room with a delightful warmth. The generously sized kitchen is ultra-modern in style with a host of wall and floor mounted units and contrasting countertops, creating a fashionable and efficient workspace. Within the lounge you'll find the designated dining area, offering the perfect spot to enjoy a lovely home-cooked meal.

There are two spacious double bedrooms, both of which benefit from walk-in wardrobes, with the master bedroom also boasting an en-suite shower room. Completing the home is the three-piece family bathroom comprising of shower-over-bath with glass screen, w.c. and wash-hand-basin. Outside, an easily maintained garden with decorative stone chips surrounds the property, complemented by a private monobloc driveway providing off-street parking.

Designed for energy efficiency, this property boasts heavily insulated walls and ceilings, coupled with LPG gas-fired central heating, ensuring warmth in every room.

For animal lovers, you'll find Willow Park Retirement Development to be pet friendly. It has excellent transport links to all major towns and a local bus route provides a regular service throughout the area. The park is ideal for over 45's seeking a quiet tranquil environment to live in and security gates provide peace of mind. Willow Park is open all year round and has a 12-month residential Park Home license. There is a monthly ground rent payable which covers the rental charge for the plot on which home is sited and council tax is band A.

Viewing by appointment – please contact The Property Boom to arrange a viewing or for any further information. Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

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[www.thepropertyboom.com](http://www.thepropertyboom.com)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)