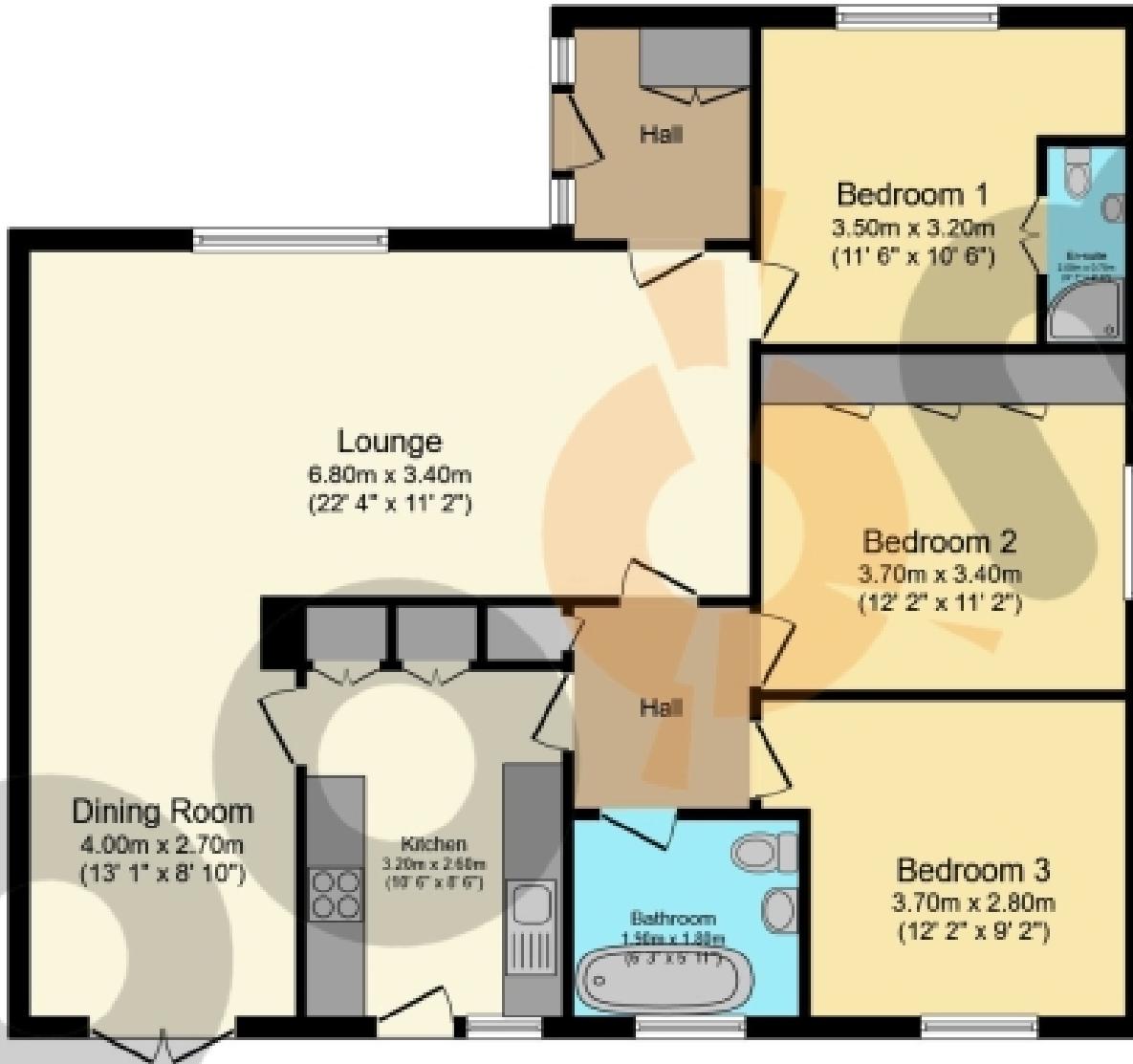




**4 Arran Crescent, Beith**

**Offers Over £220,000**





## Floor Plan

Floor area 98.6 sq.m. (1,062 sq.ft.)

Total floor area: 98.6 sq.m. (1,062 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

\* SELDOM-AVAILABLE DETACHED BUNGALOW \* DESIRABLE FAMILY HOME \* RECENTLY REFUBISHED THROUGHOUT \* NEW KITCHEN AND BATHROOM \* EXTENSIVE REAR GARDEN \* Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 4 Arran Crescent, this seldom-available detached bungalow has been recently refurbished throughout and presents itself as a wonderful family home. Set within the ever-popular Beith locale, the property is close by to a host of amenities, schools and public transport links.

To the front, safe off-street parking is provided via the extensive multi-car driveway leading to the garage.

Entry to the home is via a bright and welcoming entrance porch, and then into to the open-plan family living space. The lounge is strikingly spacious, featuring floor-to-ceiling windows that allow masses of natural light into the space. The entire home has been freshly professionally decorated with soft neutral tones and new luxury carpets and solid Pergo floors fitted throughout the kitchen, hallway and bathroom. The space also extends to a separate large dining area, with French doors to the rear garden, offering the perfect spot to for all the family to enjoy.

The newly installed kitchen has been fitted with chic wall and base mounted cabinetry paired with marble effect countertops for a stylish and efficient workspace. The kitchen boasts quality integrated appliances including a new induction hob and oven alongside ample space for freestanding appliances where desired.

Within No. 4 are three generously proportioned and freshly decorated bedrooms, offering flexible living spaces. The Master Bedroom further benefits from an en-suite shower room with a walk-in shower cubicle, W.C., and wash hand basin.

Completing the home internally is a fully tiled three-piece bathroom comprising of bathtub with overhead shower, W.C. and wash hand basin.

A further bedroom has full width fitted wardrobes.

The extensive rear garden boasts a manicured lawn section and sociable patio area, enclosed by mature shrubbery to ensure privacy.

This perfect family home is ideally situated for Beith Primary and within safe walking distance of the 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 and Lochwinnoch train stations 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. Thank you.

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