



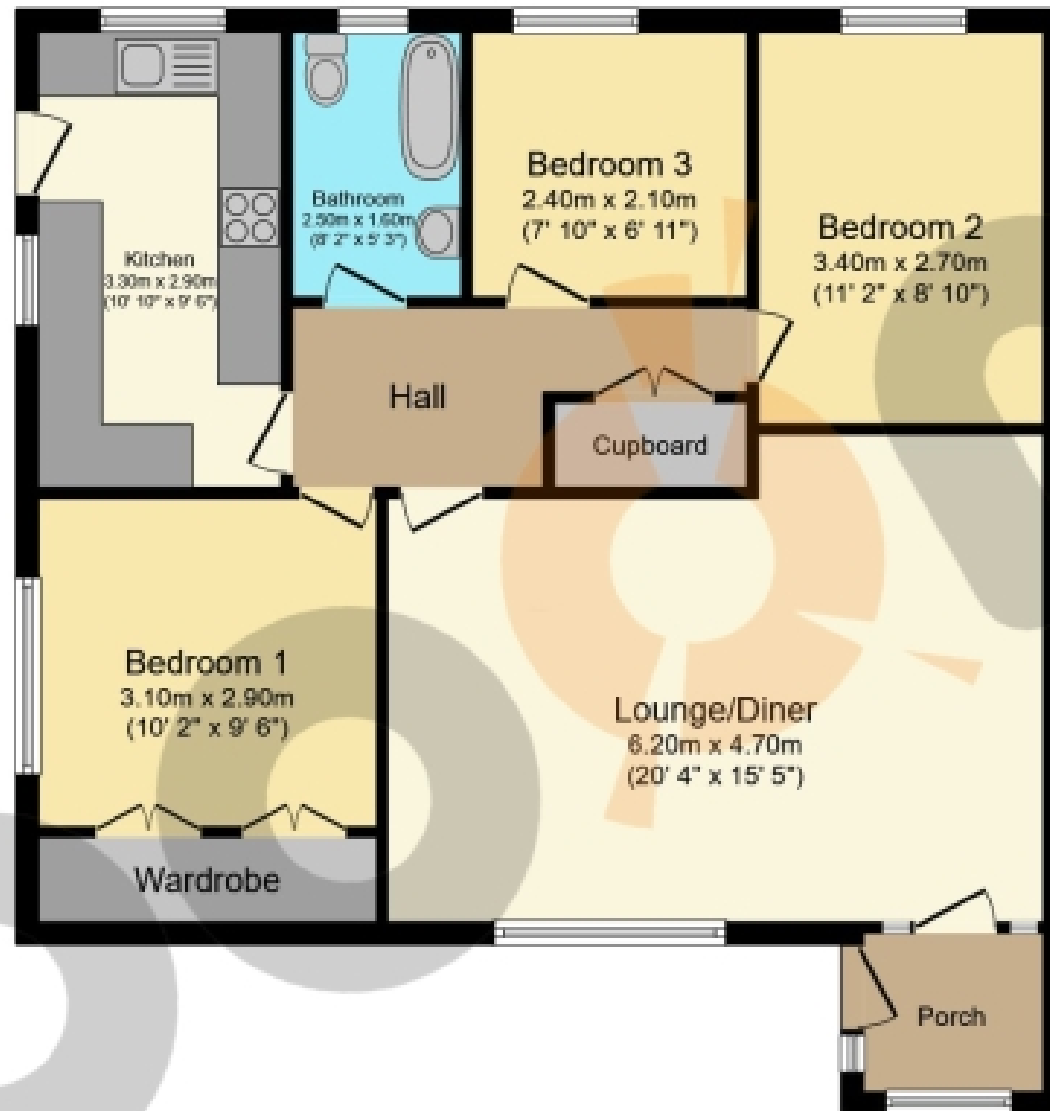
**37 Lomond Crescent, Beith**

**Offers Over £220,000**









## Floor Plan

Floor area 82.5 sq.m. (888 sq.ft.)

Total floor area: 82.5 sq.m. (888 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

**\*\* NEW COMPETITIVE ASKING PRICE \*\* BEAUTIFULLY RENOVATED THROUGHOUT \* DETACHED BUNGALOW ON GENEROUS CORNER PLOT \* MULTI-CAR DRIVEWAY WITH DOUBLE GARAGE / ELECTRIC CAR CHARGING PORT \* MODERN KITCHEN & BATHROOM \* EXTENSIVE GARDENS \* Please contact your personal estate agents, The Property Boom, for much more information and a copy of the home report.**

This fabulous family home at No. 37 Lomond Crescent enjoys an enviable corner position in the sought-after town of Beith. The area offers a wealth of local amenities and excellent transport links, with Glengarnock Train Station just a five-minute drive away. This seldom-available detached bungalow has been thoughtfully renovated throughout and impresses with its stylish interior and generous proportions.

An extensive multicar driveway and manicured front garden lead to the welcoming porch, an ideal space for transitioning seamlessly from outdoors to the comfort of the lounge. The open-plan lounge and dining area is beautifully presented with Karndean flooring and elegant forest-green tones for a warming space. Its generous proportions easily accommodate both dining and living furniture, making it a perfect setting for family life or entertaining guests.

Across the hall lies the well-appointed kitchen, combining functionality and style with Butcher-block countertops that complement the matte dark teal wall and base mounted cabinetry. The kitchen also benefits from integrated appliances, including an oven, hob, and extractor fan alongside ample space for freestanding appliances.

Each of the three bedrooms within No. 37 offers ample space, with Bedroom One featuring built-in storage. Completing the home internally is a contemporary family bathroom comprising of a WC, a wash-hand basin with vanity storage, and a bath with overhead shower.

To the rear, the large garden provides the perfect outdoor retreat for families, with a generous lawn and adjoining patio area. A large double garage provides plenty of external storage.

This property further gains from Fischers electric heating and double glazing throughout. There is also an electric charging point for your electric or hybrid car

This family home is ideally situated for Beith Primary and within safe walking distance of the secondary school, Garnock Community Campus, with a 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 a 20-minute 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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