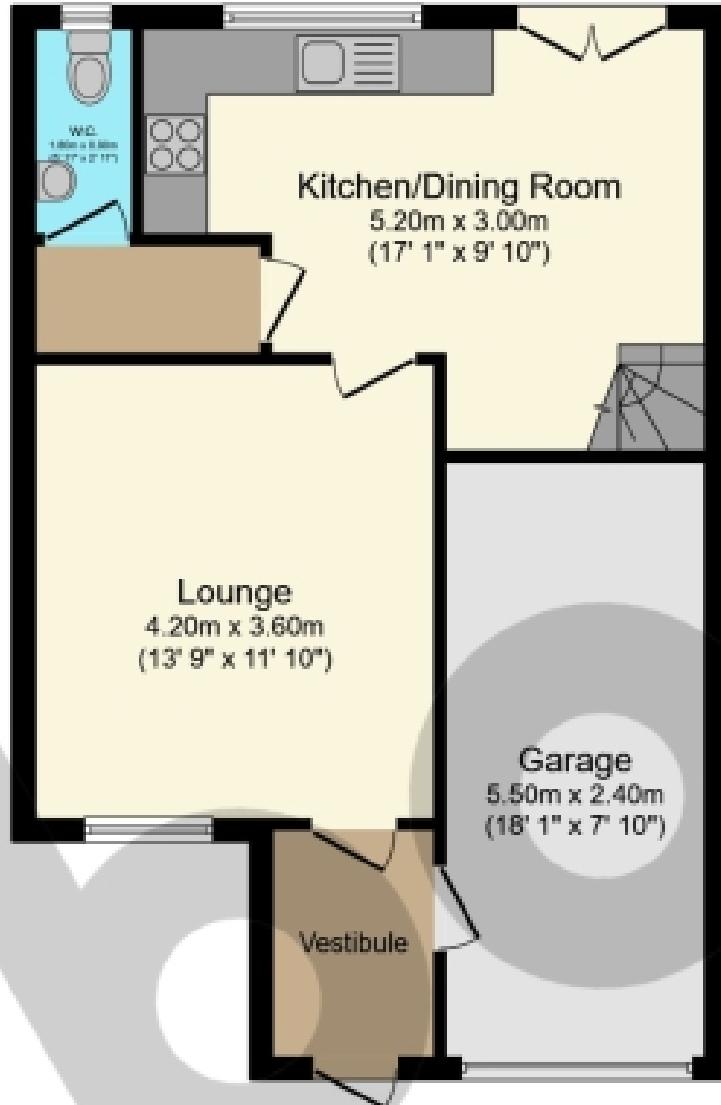




**Grahamfield Place, Beith**

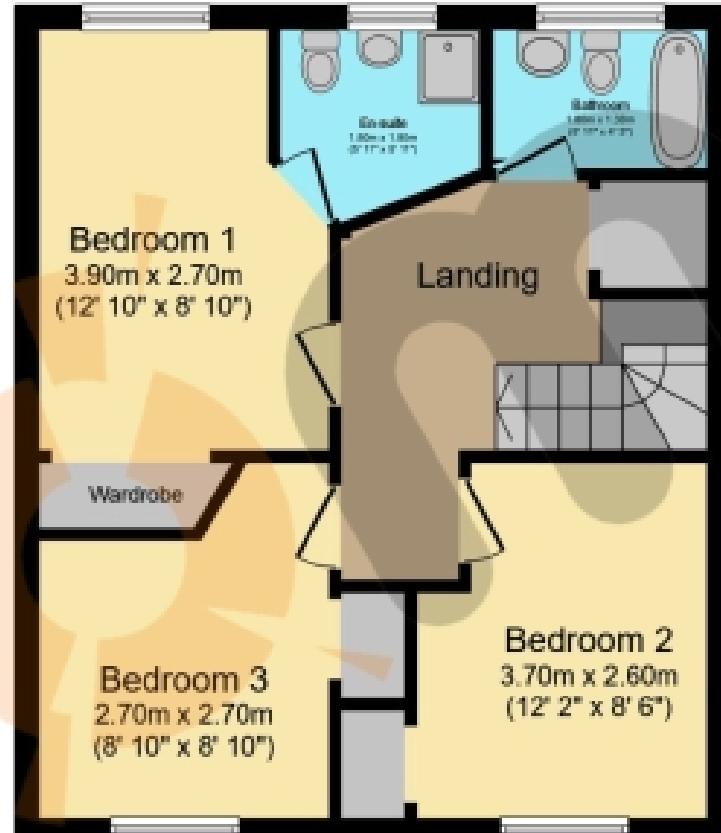
**Offers Over £225,000**





**Ground Floor**

Floor area 54.1 sq.m. (582 sq.ft.)



**First Floor**

Floor area 45.2 sq.m. (487 sq.ft.)

**Total floor area: 99.3 sq.m. (1,069 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

Welcome to Grahamfield Place, this charming, detached villa offers a desirable family home in a rarely available estate of Beith. The property is meticulously maintained from the outside-in, boasting a multicar monoblock driveway, integral garage and EV Charging Port.

You're welcomed into the home through an entrance vestibule leading to the lounge in the first instance. The superbly spacious family lounge pairs soft neutral tones with oak effect flooring for a stylish and relaxing space to unwind.

The contemporary dining kitchen holds plentiful pristine white wall and base mounted units contrasted with granite effect countertops for both a chic and functional space. The generous proportions allow for ample freestanding appliances where desired alongside dining space to enjoy an evening meal with family. Rear French doors allow easy access to the garden; perfect for entertaining during the summer months.

Off the kitchen is a conveniently located W.C., elegant in its simplicity, while the integral garage is accessed from the hallway and offers generous storage along with a fitted utility area.

The upper level is accessed via a staircase with a glass balustrade and comprises three generously proportioned bedrooms, each benefiting from excellent built-in storage. Bedroom One further benefits from a pristine en-suite shower room. Completing the home internally is a three-piece family bathroom comprising of a W.C., wash hand basin with vanity storage and bath with overhead shower.

The rear garden is fully enclosed and fabulously low maintenance with both synthetic lawn and a sociable patio area; a fantastic space for both children and pets alike.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.