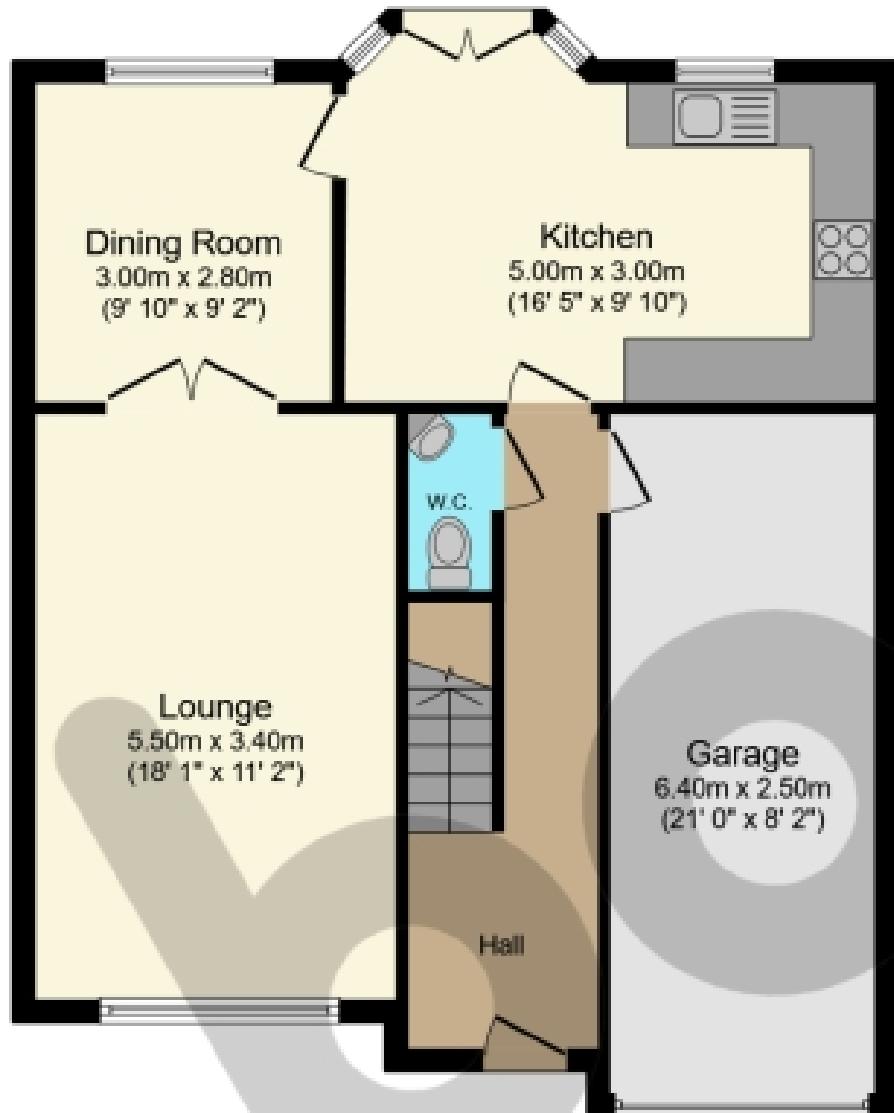




**Grahamfield Place, Beith, Ayrshire, KA15**

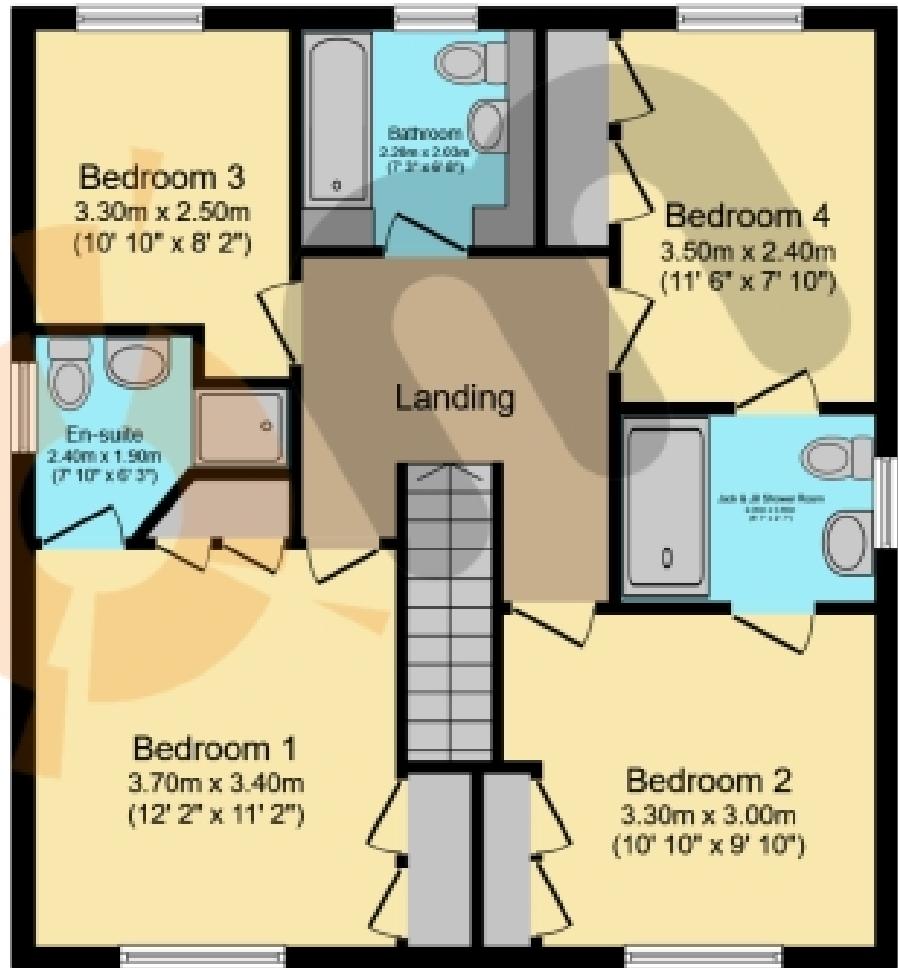
**Offers Over £289,995**





Floor area 87.9 sq.m. (946 sq.ft.)

Total floor area: 155.8 sq.m. (1,677 sq.ft.)



Floor area 67.9 sq.m. (731 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

\*\* DESIRABLE FAMILY HOME IN SOUGHT AFTER LOCALE \* FOUR DOUBLE BEDROOMS \* LOUNGE AND DINING ROOM \* LOVELY GARDENS \* MULTI-CAR MONOBLOCK DRIVEWAY \*\* Please contact your personal estate agents, The Property Boom, for much more information and a copy of the home report. Grahamfield Place is a charming four-bedroom detached villa in a desirable Beith locale. The property boasts spacious dimensions and plenty of fantastic features, such as a multi-car driveway with a garage and a fully enclosed rear garden.

Walking up the drive and into the home brings you to the entrance hallway, in turn giving access to the lounge, kitchen and W.C. The lounge has a wonderful layout with plenty of space for a variety of furniture configurations. It is positively charming with the subtle neutral tones and focal point fireplace. A large picture window sits to the front of the room, allowing masses of natural light.

Walking through the glass-panelled door brings you to the dining room. This is the ideal area for family get togethers or at-home dining with lots of floor space for a large dining room table.

Moving through the ground floor brings you to the dining kitchen, which has a real welcoming feel. There's lots of storage space in the beech effect base and wall-mounted cabinetry, whilst the black marble effect countertops and stylish splashback contrast beautifully, adding both style and function. The room benefits from integrated appliances such as a fridge, freezer, gas hob, extractor fan, double oven and dishwasher. Again, you'll find this room has masses of space to accommodate dining. The remaining room on the ground floor is the W.C., ideal for everyday use and great for guests.

Climbing the stairs brings you to the four bedrooms and three remaining bathrooms. All four bedrooms comfortably fit a double bed, with bedrooms one through three featuring built-in storage and bedroom one having an en suite shower room. Bedrooms two and three share a Jack and Jill bathroom for convenient living.

To the rear of the property is the fully enclosed garden. It has both a sociable patio and lawn area, making it great for the whole family.

The property further benefits from a monoblock driveway, garage, double glazing and gas central heating.

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.