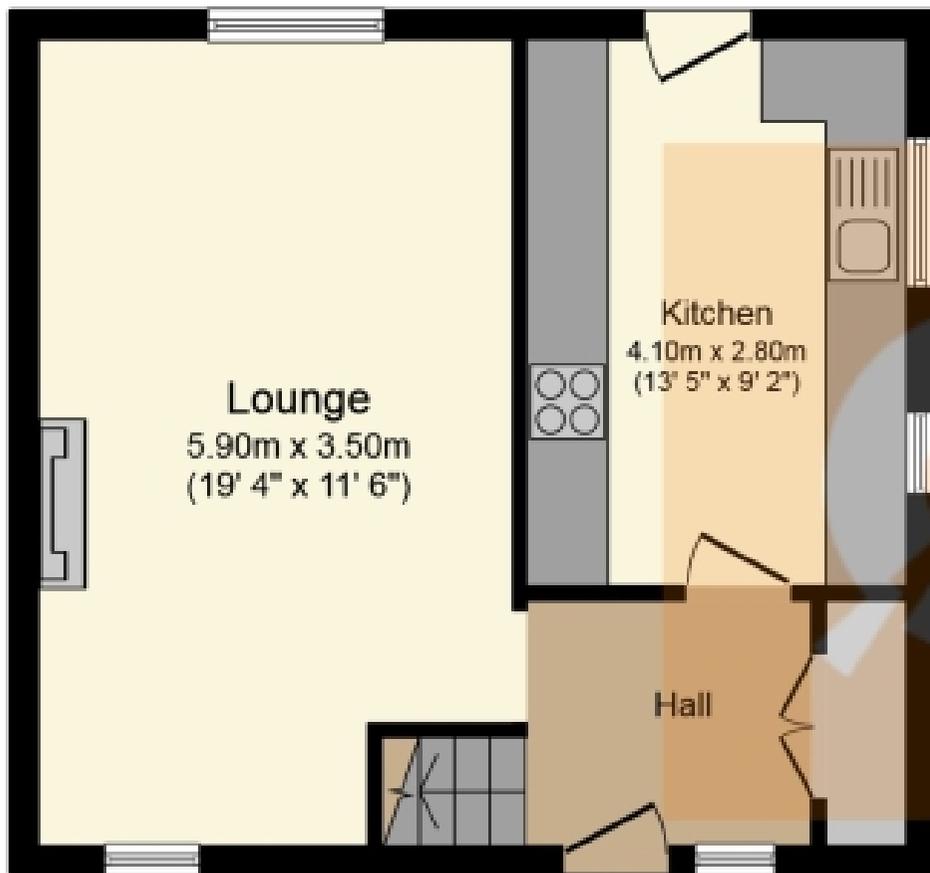




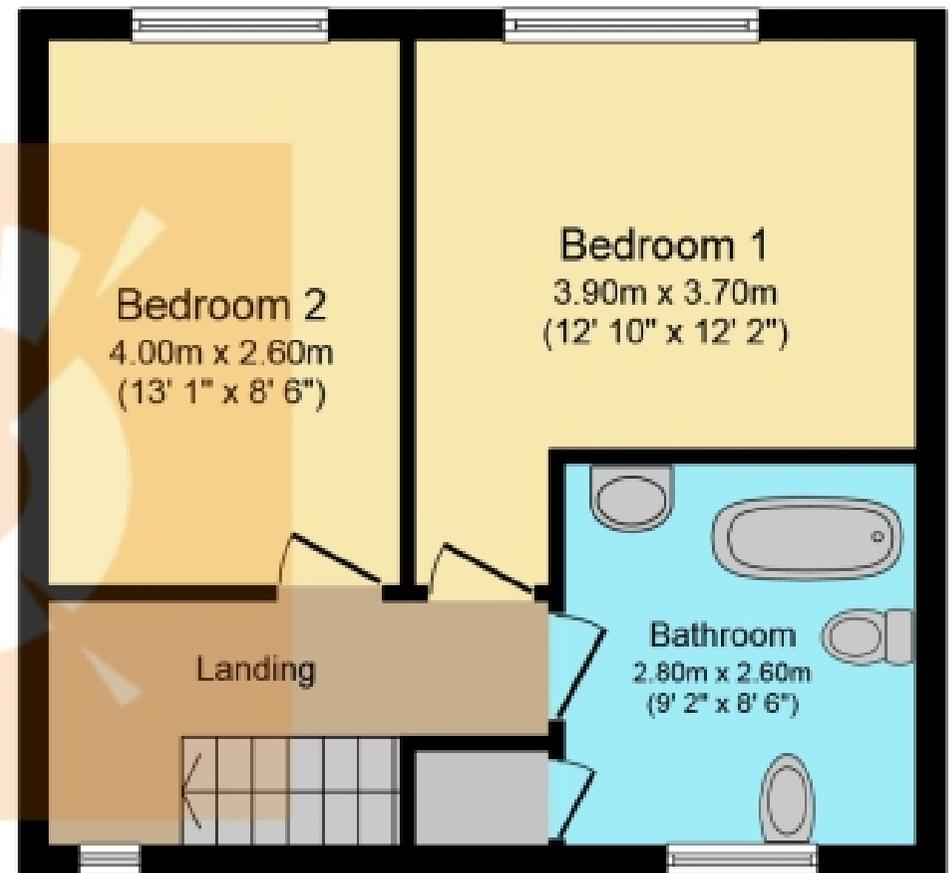
**Hawthorn Crescent, Beith**

**Offers Over £99,995**





**Ground Floor**



**First Floor**

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

## THE PROPERTY

Fabulously spacious home benefits from a multi-car driveway and a modern kitchen, making it both practical and stylish for everyday living. To the rear, a fully enclosed garden offers privacy and countryside views, creating the perfect space to relax or entertain. Contact The Property Boom for much more information and a copy of the home report. Arriving at the property on Hawthorn Crescent, the first thing you'll notice is the generous driveway, providing ample off-road parking and creating a fantastic first impression. Entering the property itself, you are welcomed by a bright and inviting entrance hall, which provides access to both the lounge and the kitchen.

The lounge is a spacious and inviting room, filled with natural light that highlights its stylish décor. Its generous layout offers plenty of space for relaxing or entertaining, making it a comfortable space to unwind.

The kitchen is modern and bright, featuring light grey splashback tiling that complements the sleek, high-gloss cabinetry. A range-style cooker adds a touch of sophistication, while the overall layout provides a practical and stylish space for cooking and daily life.

The first floor of the property comprises two spacious double bedrooms, both rooms are well-proportioned, providing versatile spaces that can be used for relaxation, work, or dressing, depending on your needs. Completing the home internally is a generous four-piece bathroom, complete with a walk-in shower, a bath, a wash hand basin, and a W.C.

At the rear, the property boasts a fully enclosed garden, providing privacy and a safe space for outdoor activities. The garden includes a spacious shed for storage and sociable decking area, perfect for relaxing or entertaining.

This property further gains from gas central heating and double glazing throughout.

This family home is ideally situated for Beith Primary and 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.

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