



**5 Arran Crescent, Beith**

**Offers Over £215,000**





## Floor Plan

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

## THE PROPERTY

Situated within the highly sought after Beith locale, No. 5 Arran Crescent is a seldom available bungalow, occupying a substantial corner plot. The home has been presented immaculately from the outside in and offers itself as a wonderful family home.

Externally, the front of the home is predominantly laid with decorative stone chips, offering an extensive multi-car driveway leading to a detached double garage. Upon entering, you are welcomed through the bright and airy reception hallway which offers access in the first instance to the lounge.

The family lounge is neutrally decorated and boasts generous dimensions. The lounge is filled with an abundance of natural sunlight and further and there is a focal point fireplace which fills the room with a delightful warmth. Off the lounge is the elegant dining room which offers a wonderful space for entertaining family and friends.

The recently installed, well-appointed kitchen holds an array of white high-gloss wall and base mounted units paired with contrasting countertops, creating a stylish and efficient workspace. A range of freestanding appliances are held within the convenient utility room situated at the front entrance.

Within No. 5 are three generously proportioned double bedrooms, with Bedroom Three offering flexible accommodation as it's currently being utilised as a sitting room. Completing the home internally is a bright and airy three-piece bathroom comprising of bathtub, W.C. and wash hand basin along with chrome fixtures and fittings.

The rear garden is well maintained and predominantly laid to lawn with a sociable patio area; perfect for enjoying during the summer months. The property further benefits from double glazing and all but one window unit have been replaced. There is also gas central heating throughout, providing all rooms with a delightful warmth.

Ideally situated for Beith Primary and within the catchment area for the newly built 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 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 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.

Early viewing is strongly advised to appreciate the full potential of this wonderful semi-detached home. 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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