



31 Crummock Gardens, Beith

Offers Over £174,995





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

THE PROPERTY

Welcome to No. 31 Crummock Gardens and this fabulous family home situated within a highly popular Beith development which is sure to appeal to a wide range of purchasers to include first-time buyers, growing families and professionals alike.

Externally, to the front is an easily maintained garden which comprises predominantly of stone chips, decorative planting, and mature shrubbery. Upon entering the property via the bright and airy reception hallway, you quickly realise the impressive scale of this wonderful family home.

The open-plan lounge/dining room is flooded with natural sunlight thanks to the dual-aspect window formations. Within the lounge is a focal point fireplace with living flame gas fire, filling the room with a delightful warmth and creating the perfect space to relax and unwind after a long day. Off the lounge is a separate Dining Room which offers the perfect spot to enjoy an evening meal with family.

The fitted kitchen comprises of an abundance of wall to floor mounted units creating ample storage space. There is ample under counter space for an array of appliances including a free-standing cooker unit with oven/grill and 4 ring ceramic hob which will be included with the sale. Just off the kitchen there is a convenient utility space offering further storage and workspace. The utility area provides access to the fully enclosed rear garden which offers extremely low maintenance.

Access to the upper level is via a staircase with timber handrail leading you to three generously proportioned bedrooms. Completing this wonderful accommodation internally is the three-piece shower room comprising of walk-in shower cubicle, w.c. and wash-hand-basin.

The rear garden is well-kept, with easily maintained monoblock and chipped sections and eye-catching shrubbery. Also present within the garden is a detached garage offering storage for indoor/outdoor equipment. The property further benefits from gas-central heating and double-glazing throughout, providing all rooms with a delightful warmth. A security alarm system is active throughout the property offering great peace of mind.

The property is ideally situated for Beith Primary and is within walking distance of 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.

This fabulous family home will no doubt be very popular therefore we would highly recommend an early viewing. Viewing is 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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