



**4 Willow Park, Burnhouse, Beith**

**Fixed Price £125,000**





## Floor Plan

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

## THE PROPERTY

**\*\*TRUE WALK-IN & START LIVING CONDITION\*\*** park home retirement bungalow set within an exclusive PARK HOME gated development. Low maintenance gardens, sociable decking area & monobloc driveway. **\*\*\*IN-DEPTH HD PROPERTY VIDEO TOUR AVAILABLE\*\*\***. Please contact your personal estate agents, The Property Boom, for much more information.

Welcome to No. 4 Willow Park and this deceptively spacious bungalow which has been meticulously maintained and stylishly upgraded by our clients. Access is via a tasteful UPVC door and in the first instance to the bright and airy reception hallway with fresh neutral tones, setting the tone for the rest of this wonderful accommodation.

The sumptuous family lounge is awash with natural sunlight coming from the dual aspect window formation. The lounge has been tastefully decorated with contemporary tones and quality laminate flooring, and chic French doors provide access to the kitchen with designated dining area, offering the perfect space to enjoy a lovely home-cooked meal.

The high-specification kitchen comprises of a quality range of wall to floor mounted units with contrasting counter tops, providing a fashionable and efficient workspace. Integrated appliances include a 4-ring induction hob with electric oven, extractor hood and impressive American fridge freezer which will be included within the sale of the home. Off the kitchen is a matching utility room comprising of a washing machine and tumble dryer which will also be included.

The bungalow further benefits from two generously proportioned double bedrooms which have both been stylishly decorated throughout and the master bedroom boasts a recently upgraded en-suite w.c. To complete this fantastic accommodation internally is the ultra-modern shower room which features a walk-in shower cubicle, w.c. and wash-hand-basin.

Externally, the property benefits from low maintenance garden grounds, comprising of decorative stone chips and a sociable decking area which creates the perfect zone for outdoor entertaining/dining alfresco. A private mono block driveway offers parking for one vehicle.

In addition to this, there is an LPG central heating system and double glazing providing a lovely warmth throughout the home.

Willow Park Retirement Development has transport links to all major towns and a local bus route provides a regular service throughout the area. The park is ideal for those of retirement age, and seeking a quiet tranquil environment to live in and security gates provide peace of mind. Willow Park is open all year round and has a 12-month residential Park Home license. There is a monthly ground rent payable which covers the rental charge for the plot on which home is sited and council tax is band A.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information. 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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