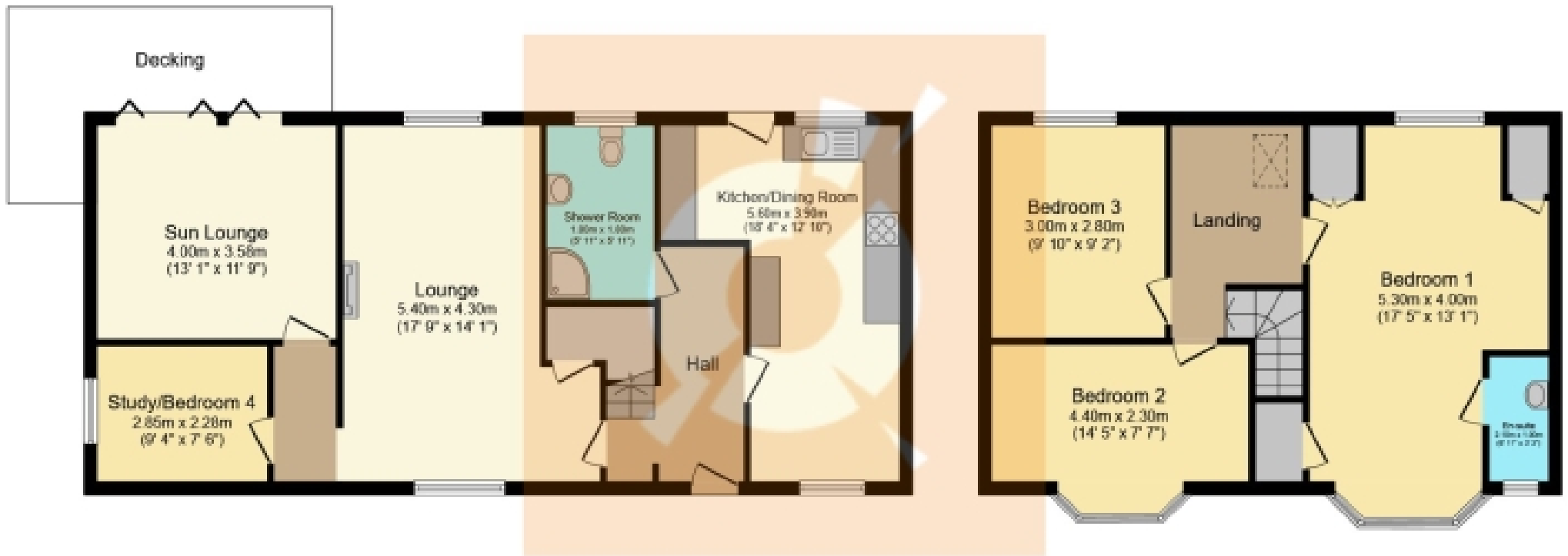




4 Beith Road, Glengarnock

Offers Over £269,995





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

**** SUN LOUNGE WITH DECKED BALCONY ** STUNNING COUNTRYSIDE SURROUNDS ** SOUTH FACING REAR GARDEN ** CHARMING TRADITIONAL FEATURES ** FOCAL POINT LOG BURNER ** UPGRADED GAS CENTRAL HEATING **** View in Person or Online. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to "Glas Drumman". Situated at No. 4 Beith Road, this stunning countryside cottage is absolutely bursting with charm and style. Having been cleverly extended and undergoing a host of wonderful modern upgrades, this remarkable property is presented to the market in true walk and condition and provides a spacious and flexible accommodation that the whole family can enjoy.

Entering the property, we are first welcomed into the inviting reception hallway, where we are first introduced to the uber stylish décor palette that radiates throughout the entire home. The sumptuous family lounge features on trend sage green wall coverings and quality solid wood flooring which work harmoniously with the dual aspect window formations and highly desirable, focal point multi-fuel stove to create a warm, bright, and relaxing atmosphere for the family to unwind.

A delightful sun lounge has been added to the rear as part of the extension. This stunning space could be utilised for an array of functions, a perfect spot to host and entertain friends or to enjoy a moments solace after a busy day. Fantastic bi-fold doors not only flood the room with an abundance of natural sunlight but also provide direct access to a fabulously unique balcony area which boasts truly unparalleled and uninterrupted countryside views. The balcony itself comprises of a cool toned decking with pristine glass balustrades and houses stairs leading down to the rear gardens. Also present on the ground level is a convenient study, which would be an ideal space for those with a home or hybrid working model but could also easily be utilised as a fourth bedroom. The spacious dining kitchen has been designed in a charming farmhouse style with an array of white shaker style wall and base units with under counter LED task lighting, which are further complimented by butcher-block surfaces and complimentary toned floor tiles which work together to create a truly fashionable yet efficient workspace. There is ample room to house a dining table and chairs for the family to meet and share meals and there are a selection of quality appliances including ever-stylish Belfast sink, impressive Range-style cooker, extractor hood and dishwasher. A large cellar is present underneath the property offering a mass of additional storage options. The current owners have stored their washing facilities here, utilising the space as a convenient laundry room.

Completing the downstairs accommodation is the contemporary, three-piece shower room. Styled with a fashionable mix of white subway tiles, eye catching wall coverings and wet wall surrounds, the suite is comprised of w.c., wash hand basin with under sink storage, sleek matte black radiator and walk in shower enclosure with sliding chrome frame. A carpeted stairway rises to the bright and airy upper level, where three generously proportioned bedrooms are housed. Both front facing bedrooms benefit from a pleasant, traditional bay window formation and Bedroom One boasts a convenient en-suite w.c., comprising of pedestal wash-hand basin and w.c.

Unarguably, one of the most attractive features of this superb property has to be the extensive rear gardens. Holding a sought after south facing position, the gardens are split into two sections, the first being a low maintenance drying area with paving chipping and surrounded by secure timber fencing. Exiting the gate we find the remainder of the truly jaw-dropping surrounds, featuring tiered lush lawns, decorative mature shrubbery and a tranquil stream running alongside. Additionally, the property benefits from double glazing throughout as well as an upgraded central heating system, which provides a comforting warmth all year round.

Glengarnock has a host of great local amenities close by, including a health centre and well-known supermarket. The property is also within the catchment area for the newly built Garnock Community Campus which combines nursery, primary and secondary education alongside 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 a short walk away and a regular train service will have you in Glasgow City Centre in under 30 minutes. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away. 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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