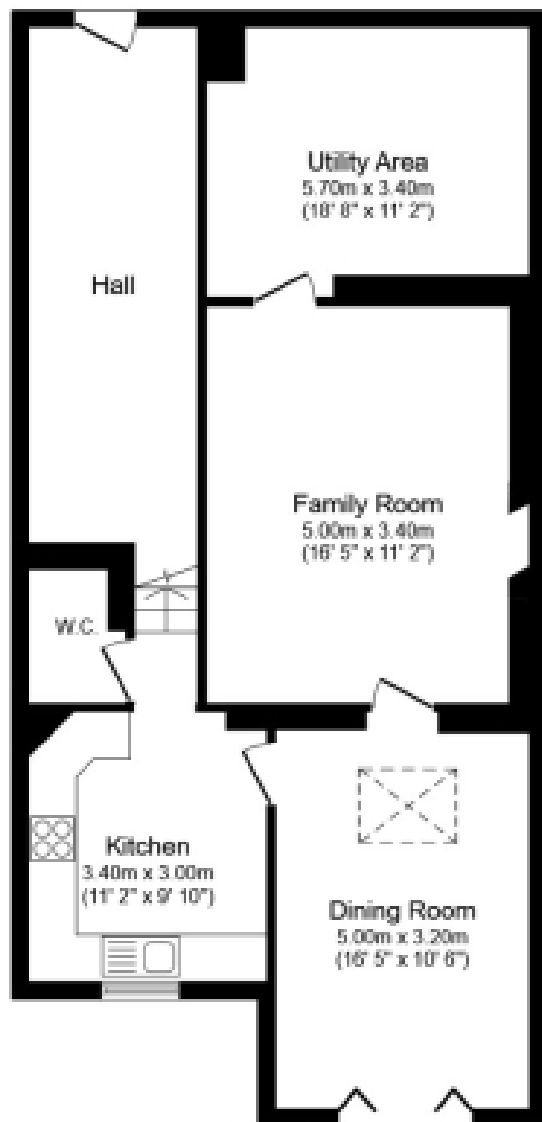




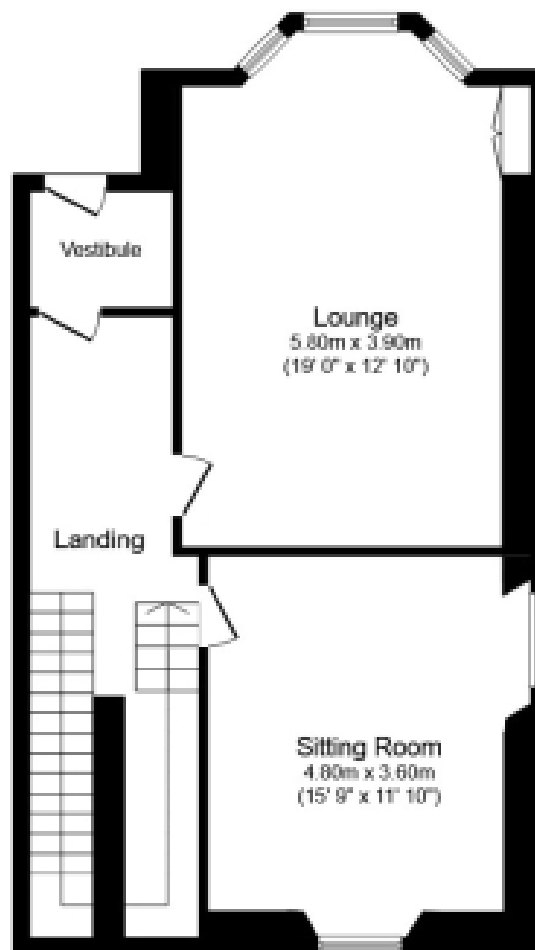
26 Dalry Road, Beith

Offers Over £310,000

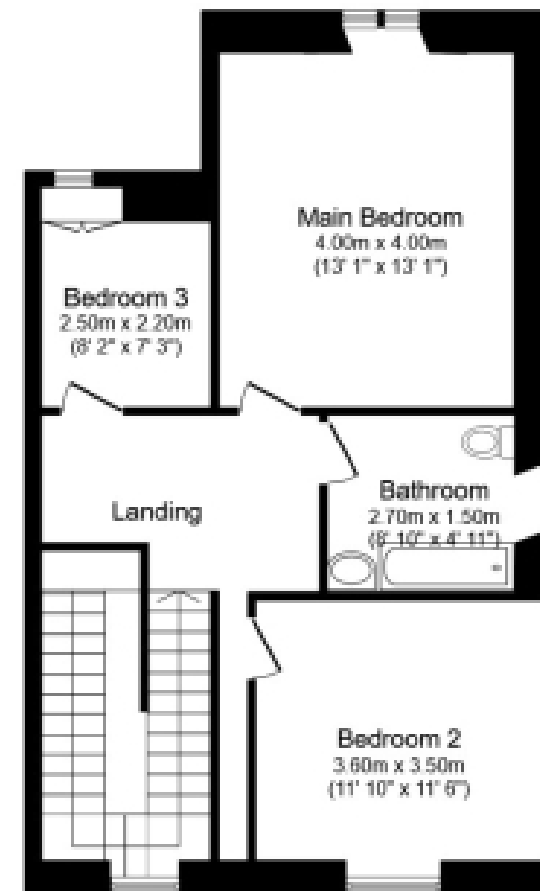




Lower Ground Floor



Ground Floor



First Floor

Total floor area 210.4 sq.m. (2,265 sq.ft.) approx

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

THE PROPERTY

IMPECCABLE VICTORIAN VILLA ** OUTSTANDING REAR EXTENSION ** EXTENSIVE REAR GARDENS WITH DECKED SUN AREA ** CHARMING TRADITIONAL FEATURES RETAINED ** SUBLIME MODERN UPGRADES THROUGHOUT ** 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.

Here's what our clients love about their home... It's been an ideal home for our young family especially the great outdoor space and extra basement room that we let the children takeover! We'll really miss the house and our fantastic neighbours.

Welcome to No. 26 Dalry Road. Situated in prime position on one of Beith's most illustrious addresses, this impeccable Victorian villa still retains its charming traditional features but has been renovated to the highest of standards throughout by the current owners, boasting fabulous upgrades and a truly awe-inspiring rear extension, expertly blending timeless charm with modern convenience to create an idyllic family home. Externally, the scale of this property is immediately evident with its elegant architecture and impressive curb appeal. Iron gates allow access to the large, paved driveway, which houses ample parking solutions for visitors and friends alike.

Entering into the property, we are first welcomed into an inviting entrance vestibule which leads to the spacious reception hallway, which sets the tone for the entire home. The sumptuous lounge is superbly spacious in size and houses a mirage of charming traditional features that are sure to impress, with ornate cornicing and ceiling roses that add a touch of elegance and sophistication. The high ceilings create a sense of grandeur and space, while the large bay window formation allows natural light to flood the room. The true centrepiece of the room has to be the wonderful fireplace, complete with an always sought-after log burning stove, providing a cosy and inviting ambience. There is an additional sitting room, featuring quality wood effect flooring and dual aspect window formations which highlight the stylish wall coverings. The room is currently being utilised as a convenient and spacious fourth bedroom, offering absolute flexibility for modern family life.

Situated on the lower level, and forming part of the rear extension is the remarkable open-plan kitchen/dining area that spans two levels and immediately you are struck by the sheer WOW factor this space has to offer. The large dining area has a bright and airy feel, thanks to the impressive skylight and patio doors which lead directly to the rear gardens. Fashionable light fixings, sleek, grey floor tiles and shimmering glass balustrades work cohesively to add a touch of opulence to the space. Stairs lead to the kitchen where modern style meets functionality, with navy, shaker style wall and base units which are paired with eye-catching quartz work surfaces and high-quality integrated appliances.

There is a spacious family room, offering the perfect space for both relaxation and entertainment alike. The room is incredibly versatile and could ideally be used as a playroom, cinema room or for an array of function to suit your own family's needs. Adjoined is a convenient utility room that offers additional storage and is ideal for laundry facilities. Also situated on the lower level is a modern fitted W.C., which has been thoughtfully renovated with stylish fixtures and fittings.

A carpeted stairway rises to the bright and airy upper landing, that boasts marvellous high ceilings and a wonderfully unique stained glass feature window. On this level, there are three generously proportioned double bedrooms, each of which have been lovingly decorated to create a warm and relaxing atmosphere. Completing the accommodation internally is the pristine three piece bathroom suite, boasting fully tiled surrounds and comprising of w.c., bath with shower overhead and countertop sink complete with a large wall mounted mirror, bringing some 'hotel' luxury to home.

A truly fantastic quality of the property has to be the extensive and beautifully landscaped rear gardens. Designed with three tiered levels, the garden boasts lush green lawns and decorative, mature shrubbery which add a touch of natural beauty to the space. The whole area is privately enclosed making it perfect for both kids and pets alike. The raised decking area is a real highlight, offering a sunny spot to sit and soak up the breath-taking countryside views. Whether you're looking for a peaceful retreat or a place to entertain, this stunning garden is sure to meet your every need. There is an amazingly useful outbuilding which provides flexible space and is currently used as a gym but would also make a great home office as it has power and lighting.

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. 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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