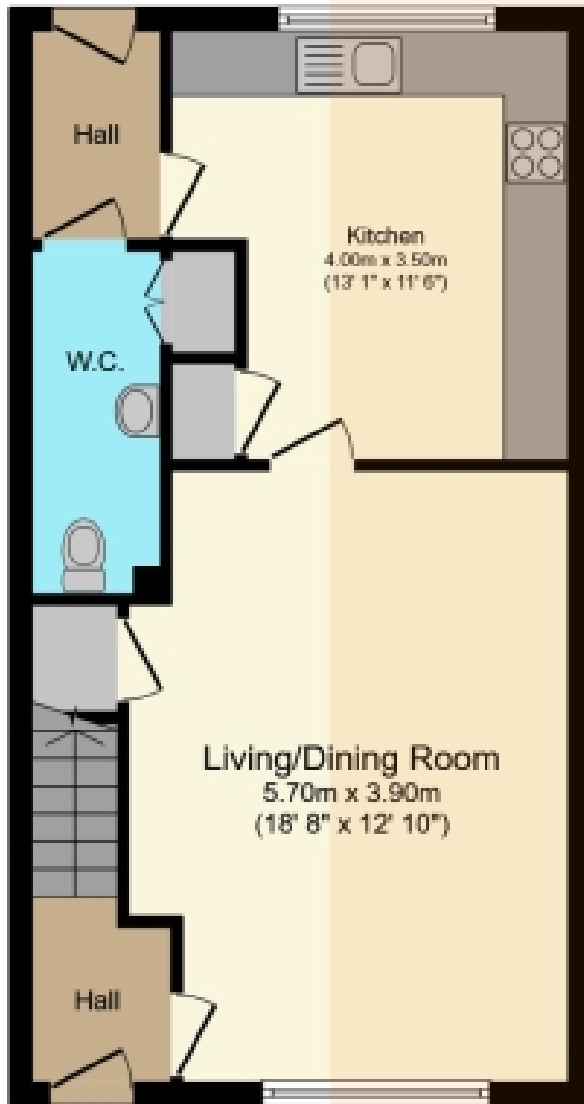




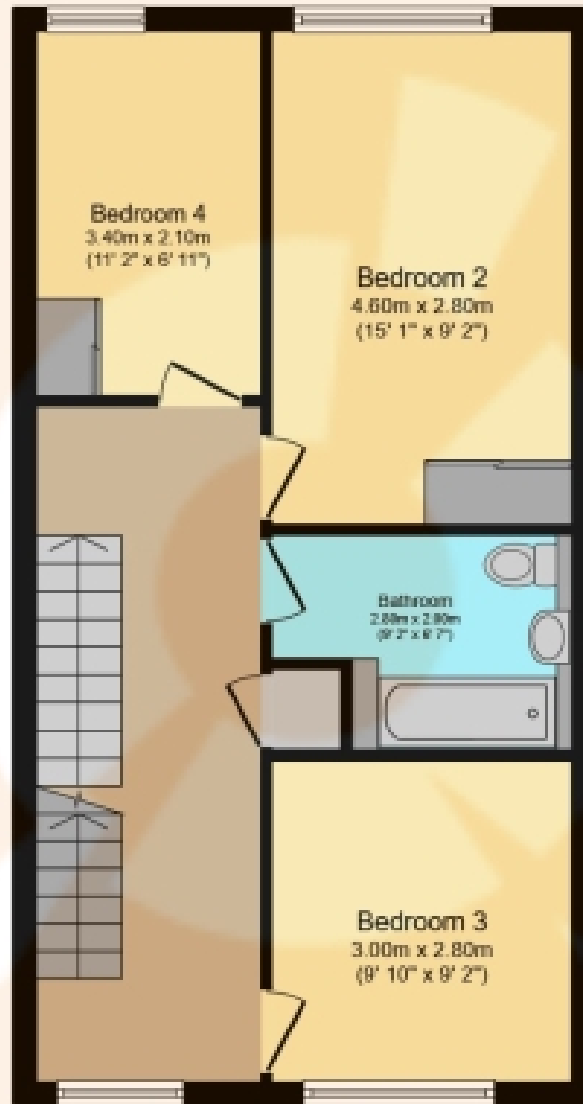
4 Beechgrove Street, Glasgow

Offers Over £269,995

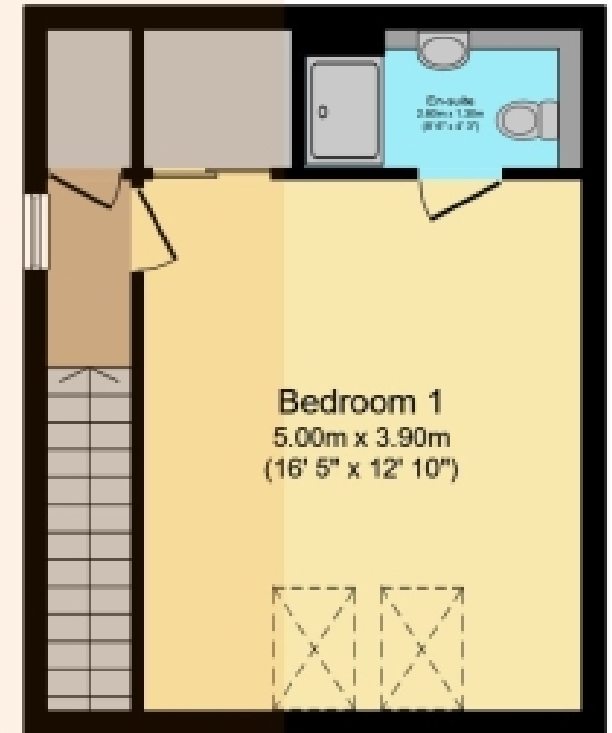




Ground Floor



First Floor



Second Floor

Total floor area 129.8 sq.m. (1,397 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

**** LUXURY NEW-BUILD ACCOMMODATION ACROSS THREE LEVELS ** CHIC DÉCOR ** EXTERNAL HOME OFFICE WITH MULTITUDE OF USES ** BUILT IN 2022 BY RENOWNED BUILDERS LAUREL HOMES ** ULTRA MODERN KITCHEN ** CONTEMPORARY FITTED BATHROOM, EN-SUITE SHOWER ROOM & DOWNSTAIRS W.C. ****

Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to 4 Beechgrove Street. Built by the renowned Laurel Homes in 2022, this luxury four-bedroom townhouse forms part of an exciting and blossoming development situated within the heart of Dalmarnock. This property offers exquisite family accommodation spread across three levels, showcasing modern design and high-end finishes. Entering through the stylish composite front door, we are welcomed into the inviting reception hallway where we are introduced to the stylish décor palette which radiates throughout the home. The lounge is a truly chic space within the home, providing a perfect atmosphere for the entire family to relax and unwind after a long day. Its spacious dimensions can accommodate various furniture configurations, and the large double glazed window unit fills the room with a stunning stream of natural sunlight.

The kitchen is ultra-modern in style, boasting an array of white gloss wall and base units which are complemented by spotlight fixtures and stylish dark wood effect worksurfaces, helping to create a truly fashionable yet efficient workspace. Quality integrated appliances include a 4-ring gas hob with electric oven/grill and extractor hood, fridge/freezer, and dishwasher enhance the kitchen's functionality. Completing the downstairs accommodation is the convenient downstairs W.C., comprising of a wall-mounted wash-hand basin and w.c. A carpeted stairway leads to the first floor, which houses three generously proportioned and immaculately styled bedrooms. Bedrooms Two and Four offer excellent built-in storage solutions, ensuring ample space for belongings and Bedroom Three features a delightful Juliet balcony. Also on this level, you'll find the pristine family bathroom which has been fully tiled in a luxurious neutral decor palette creating a truly serene and relaxing space. The bathroom suite comprises a w.c., wall-mounted wash hand basin, chrome towel rail, and a bath with an overhead shower.

Situated on the top floor, we have Bedroom One which is a spacious and well-appointed retreat. This room features stylish Velux windows, sumptuous decor, and in-built storage solutions as well as a contemporary En-Suite shower room which adds a true touch of luxury. The suite consists of a w.c., wall-mounted wash hand basin, chrome towel rail, and a walk-in shower enclosure. Externally, there is a well-maintained garden to the rear. With sections of lawn and patio areas and securely enclosed with timber fencing, the garden provides a perfect space for children to play or pets to roam or to entertain friends in the summer fun. A standout feature is the summer house, which has been designed to the highest specifications with stunning internal décor and an electricity supply. Currently utilised as an office space, it offers versatility for a variety of functions such as a home gym, games room, outdoor bar or however best fits your family's needs. To the front of the property, the garden lawn is surrounded by eye-catching mature shrubbery, adding aesthetic appeal. The private driveway offers convenient off-street parking solutions, with visitors' parking available nearby.

Dalmarnock benefits from a range of nearby facilities that cater to the everyday needs of its residents. Within close proximity, you'll find supermarkets, local shops, and convenience stores and The Forge Shopping Centre, located just a short distance away, offers a wide range of retail outlets, dining options, and entertainment facilities, ensuring that residents have easy access to a diverse range of amenities. Additionally, there are fantastic public transport solutions available by both bus and rail which offer regular services into Glasgow City Centre and beyond.

For families with children, Dalmarnock boasts excellent proximity to schools and educational institutions. There are several primary schools and secondary schools in the area, providing families with a choice of options for their children's education. For detailed information on the great local and independent schooling, please use The Property Boom's school catchment and performance tool on our website. Additionally, the nearby City of Glasgow College provides opportunities for further education and professional development.

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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