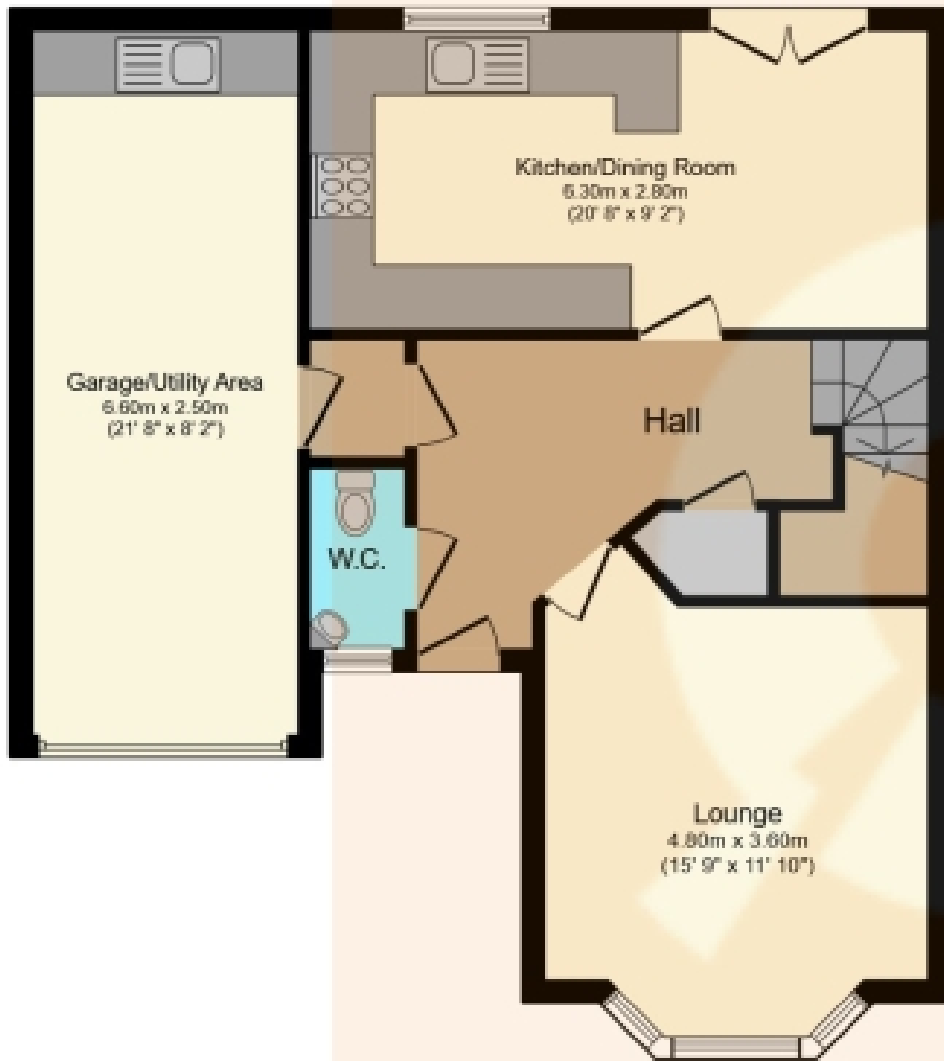




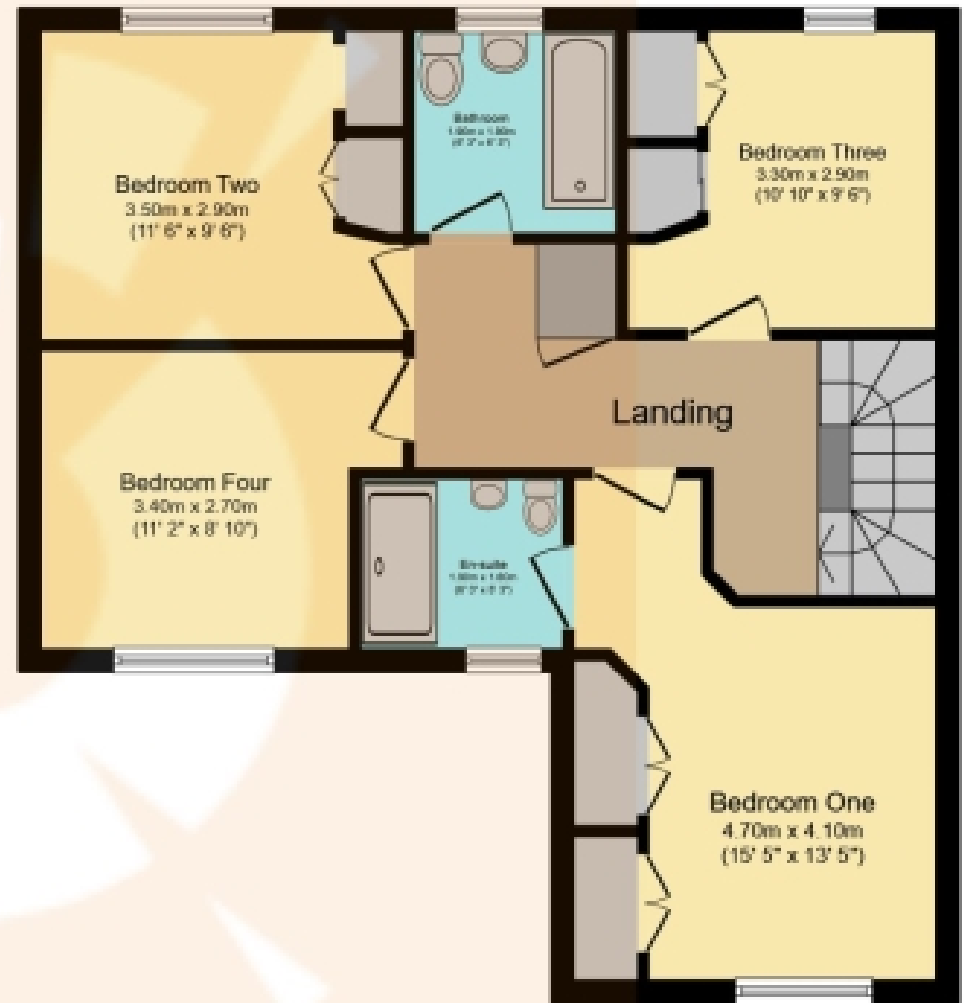
15 Grahamfield Place, Beith

Offers Over £249,995





Ground Floor



First Floor

Total floor area 122.1 sq.m. (1,315 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

****EXQUISITE FAMILY HOME IN AN UNBEATABLE LOCATION**** Discover this fabulous home at 15 Grahamfield Place, a rare gem in the current market, nestled in an enviable position and boasting impressive upgrades, this fabulous property will be exceptionally popular.

This beautiful modern executive detached villa is a testament to quality and a stunning family sanctuary. Every detail has been carefully considered to offer a lifestyle of comfort and luxury.

****OUTDOOR OASIS**** Approaching the property, a well-maintained driveway unfolds, providing ample room for off-street parking, leading to an integrated garage with utility area. At the rear of the house, a large fully enclosed garden awaits, a professionally landscaped oasis boasting a contemporary ambiance. Entertain family and friends in style, surrounded by raised planters and elegant paving stones, all surrounded by carefully chosen shrubs and decorative planting.

****ELEGANCE IN EVERY ROOM**** This spacious home features pale neutral colours throughout, creating an atmosphere of tranquillity and serenity.

****UNPARALLELED LIVING SPACES**** The comfortable lounge with inbuilt feature fireplace provides the perfect setting for relaxation, while the stunning contemporary dining kitchen steals the spotlight with its integrated appliances including built in microwave, feature soffit lighting and open plan layout to the dining room. Through the French doors, enjoy delightful views of the rear garden, seamlessly merging indoor and outdoor living.

****MODERN COMFORTS**** No detail has been spared - a convenient downstairs W.C. adds to the practicality of this fantastic residence.

****A GOOD NIGHTS SLEEP**** Venturing upstairs, you'll find 4 thoughtfully designed bedrooms. The extensive master bedroom is a showstopper. Indulge in the en-suite shower room, a private sanctuary to unwind after a long day. The luxury family bathroom; beautifully appointed with modern amenities.

****MODERN CONVENIENCES**** This home is equipped with gas central heating and boasts double-glazed windows throughout, ensuring year-round comfort and energy efficiency.

****LOCATION, LOCATION, LOCATION**** Ideally situated for Beith Primary and the secondary School, Garnock Community Campus with leisure suite and swimming pool. 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.

Don't miss this opportunity to make Number 15 Grahamfield your forever home. An early viewing is highly recommended to experience the magic of this property. Embrace a lifestyle of elegance and comfort - schedule your visit today and prepare to be impressed.

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.

www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com