



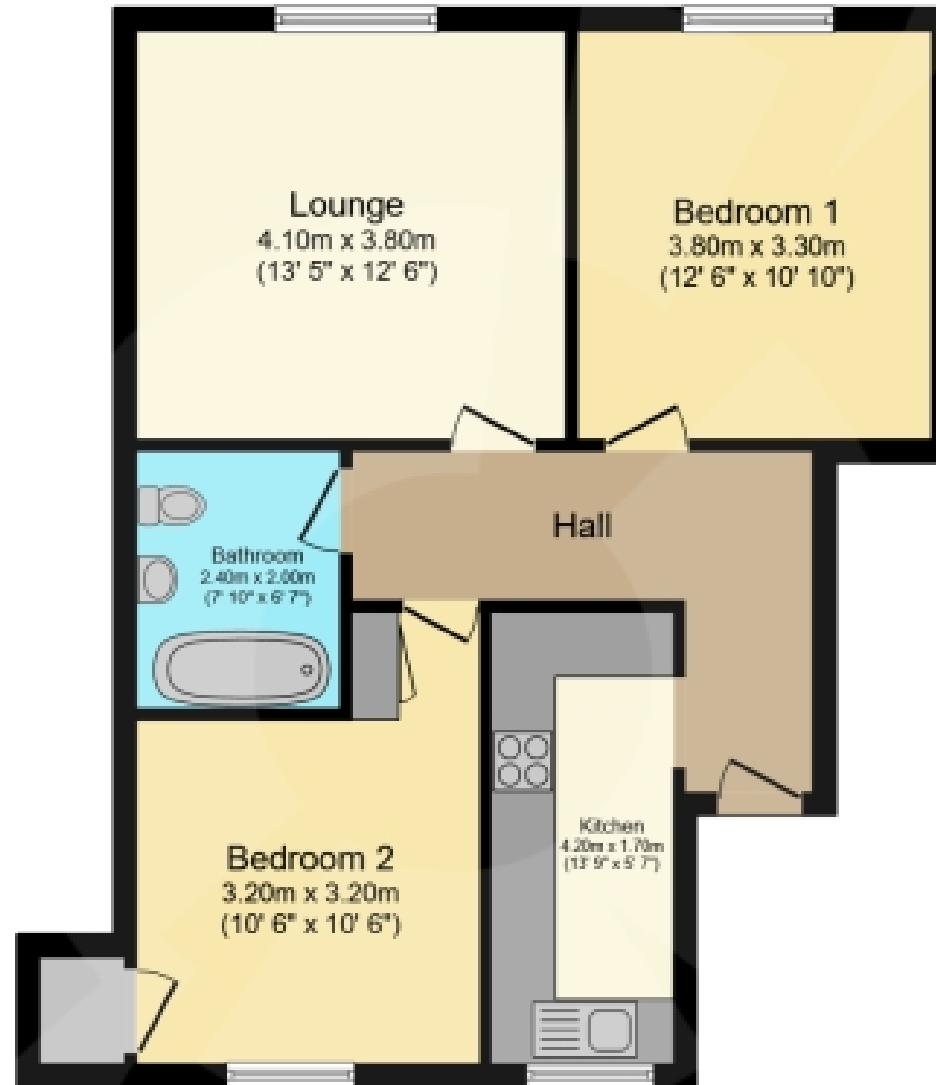
**4 (1/1) Grahamfield Place, Beith**

**Offers Over £72,500**









## Floor Plan

Floor area 62.3 m<sup>2</sup> (670 sq.ft.)

**TOTAL: 62.3 m<sup>2</sup> (670 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*\* EXCELLENT FIRST-TIME PURCHASE \*\* MODERN FITTED KITCHEN & LUXURIOUS FAMILY BATHROOM \*\* CONTEMPORARY DÉCOR THROUGHOUT \*\* IMPRESSIVE DIMENSIONS \*\***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to Flat 1/1, 4 Grahamfield Place. Situated on the first floor and offering superbly spacious accommodation, this property is sure to appeal to a wide range of purchasers to include first-time buyers, buy-to-let investors, and professionals alike. The home is within walking distance to a host of local amenities, schooling and public transport links which offer regular services to Glasgow City Centre in under 30 minutes – perfect for commuters.

Entrance to the building is via a well maintained communal close with stairway access to the first floor. Upon entering you are greeted by a welcoming entrance hallway which leads you through to the bright and airy lounge.

The lounge has been stylishly decorated in neutral tones and has retained a host of its charming period features to include generous proportions, impressive ceiling heights and intricate ceiling cornicing.

The kitchen is wonderfully modern, and features sleek hi-gloss wall and base mounted units, paired with granite-effect worktops and splashback, creating a chic and efficient workspace. Integrated appliances include a child-friendly induction hob with extractor hood, electric oven/grill, and coffee maker which will all be included in the sale.

Two generously proportioned bedrooms also occupy this fabulous apartment, each awash with sunlight for a relaxing ambience. Built in storage solutions mean plenty of storage throughout.

Completing the home internally is the luxurious family bathroom which is comprised of a W.C., wash hand basin, and statement roll top bath. Contemporary fixtures and fittings can be found throughout.

Externally, the apartment has access to a sizeable communal rear garden which has been meticulously maintained with decorative planting, and is predominantly laid to lawn.

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.

Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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