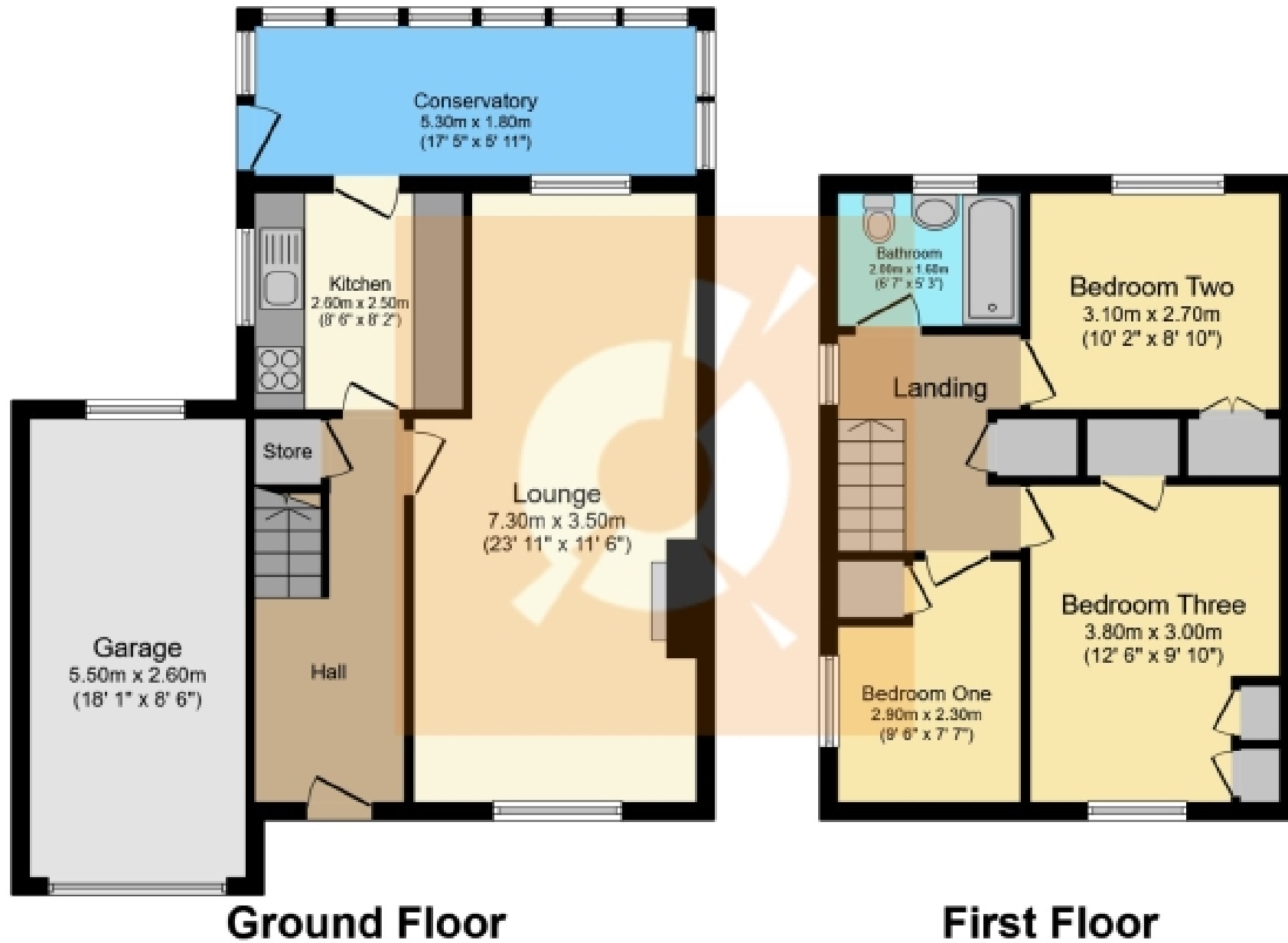




2 Wotherspoon Drive, Beith

Offers Over £194,995





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

THE PROPERTY

**** STUNNING FAMILY HOME PRESENTED IN WALK-IN CONDITION ** STYLISHLY DECORATED THROUGHOUT ** LOW-MAINTENANCE REAR GARDEN ** MULTICAR MONOBLOC DRIVEWAY & GARAGE **** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcomed to No.2 Wotherspoon Drive. This fabulous, detached villa has been beautifully presented from the outside-in and offers itself as a most desirable family home.

This wonderful property offers spacious and flexible accommodation, close to a host of local amenities, schools and public transport links.

Externally, the front garden is meticulously kept with a manicured lawn section and multicar monobloc driveway leading to integral garage, providing ample off-street parking.

Upon entry, you're invited through a tasteful reception hallway that sets the tone for the property within. The modern family lounge boasts stylish décor and an impressive open plan-layout for both dining and relaxing. The lounge further showcases a chic media wall with integral focal fireplace for a delightful warmth. The dining area has patio doors, providing access to the charming rear-facing conservatory, offering flexible family accommodation for a multitude of uses.

The well-appointed kitchen has been fitted with a quality range of oak effect wall and base mounted units paired with granite effect worktops for an efficient workspace. The kitchen further benefits from an integrated 4-ring electric hob with electric oven/grill and extractor hood alongside space for freestanding appliances where desired/

On the upper level are three generously proportioned bedrooms which have all been tastefully decorated with neutral tones and fitted carpets. The property is completed internally with a pristine three-piece family bathroom comprising of bathtub with overhead shower, W.C. and wash hand basin alongside a chic matte heated towel rail.

To the rear is a fabulously low-maintenance and fully enclosed garden, predominantly decorative stone chipping, it's the perfect space for dining alfresco during the summer months.

The property is further enhanced by a gas central heating system and double glazing throughout.

Ideally situated for Beith Primary and within walking distance of secondary School, Garnock Community Campus with 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 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.

We would highly recommend an early viewing. 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