



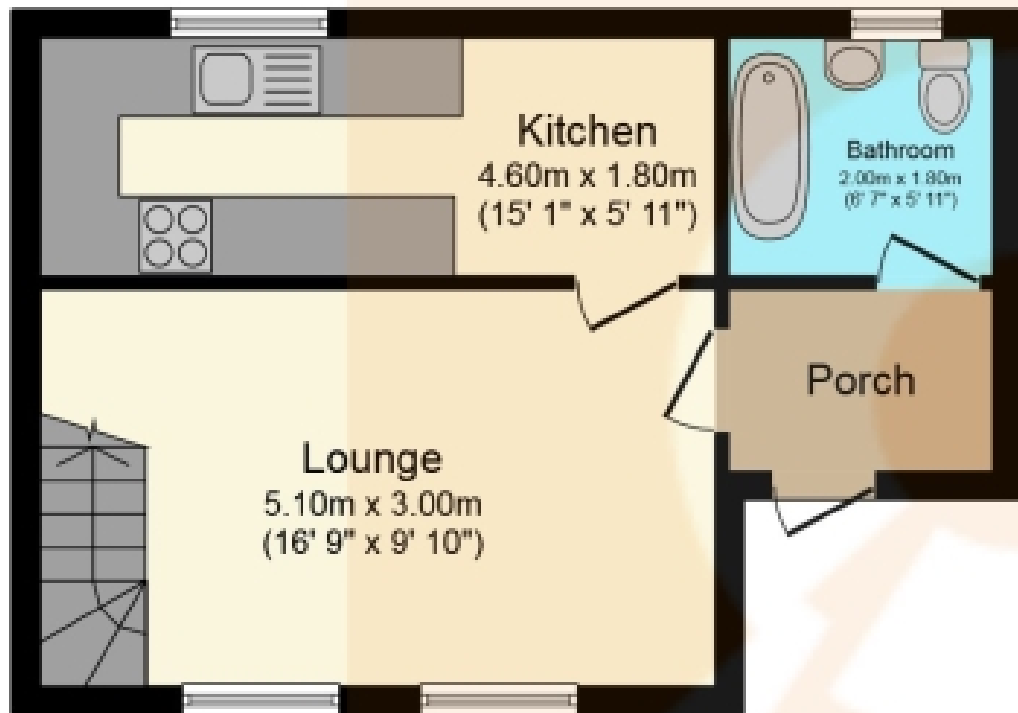
**3 Park Court, Beith**

**Offers Over £120,000**

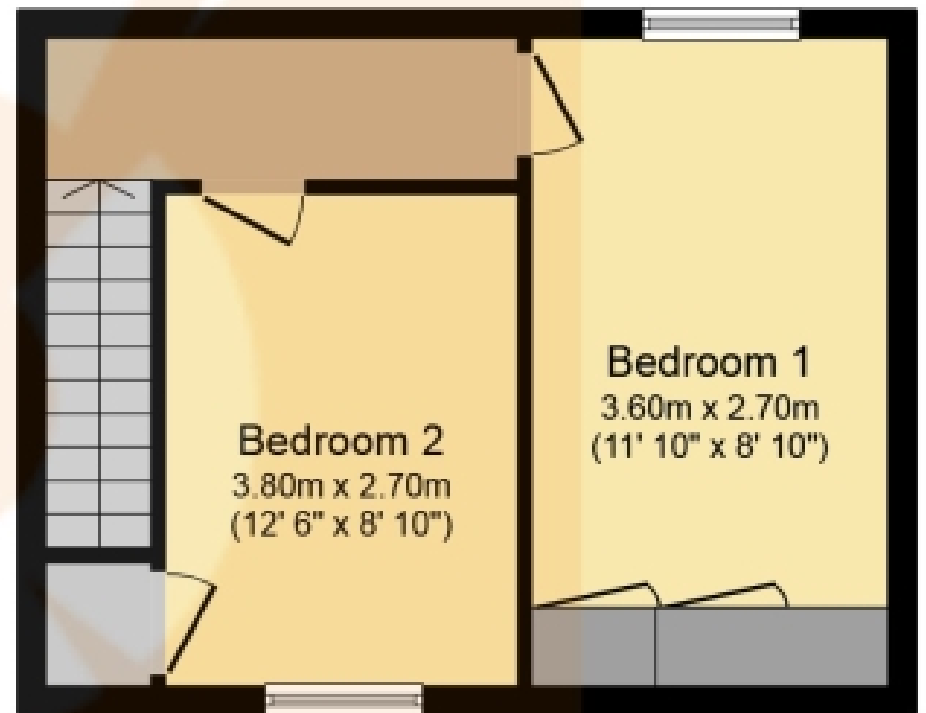








**Ground Floor**



**First Floor**

Total floor area 63.1 sq.m. (679 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

**\*\* NEW COMPETITIVE ASKING PRICE \*\* CHARACTER PROPERTY WITHIN CHARMING COURTYARD SETTING \*\* STYLISHLY DECORATED & CONTEMPORARY FITTED KITCHEN \*\* LOVELY CHARACTER FEATURES \*\* PERFECT FIRST-TIME PURCHASE \*\*** Please contact your personal estate agent, The Property Boom for much more information and a copy of the home report.

Nestled serenely, Park Court unveils a trove of historic charm and captivating character in its coveted courtyard setting. Encompassing nine charming cottages, the courtyard exudes an inviting ambiance with decorative stone chipping, mature shrubbery and a paved walkway to each entrance.

Step inside, and you are greeted by a luminous hallway that sets the tone for the entire property. The family lounge, adorned in soft, neutral tones, offers a generously proportioned space, creating a warm and inviting haven for relaxation. Above each door is stunning, colourful stained glass, adding an extra touch of elegance and uniqueness to the ambiance.

The contemporary fitted kitchen is a delight, featuring white wall and base mounted units complemented by oak-effect worktops, creating a farmhouse-style workspace. Ample space for freestanding appliances and a charming breakfasting bar makes this kitchen an ideal spot for savouring a morning coffee.

On the ground floor, a fully tiled three-piece bathroom awaits, complete with a bathtub and overhead rainfall shower, a W.C, and a wash hand basin with a waterfall tap. Ascend to the upper level, where two generously proportioned double bedrooms await, freshly decorated to create bright and airy spaces. Bedroom Two is enhanced by excellent in-built storage, adding practicality to its charm.

To the rear of the property, a fabulously low-maintenance communal garden beckons, accompanied by each residence's private drying green. Park Court also boasts ample off-street parking for residents.

Ideally situated for Beith Primary and 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.

We would highly recommend an early viewing. Viewing by appointment – please contact The Property Boom to arrange a viewing or to discuss the reservation process. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

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