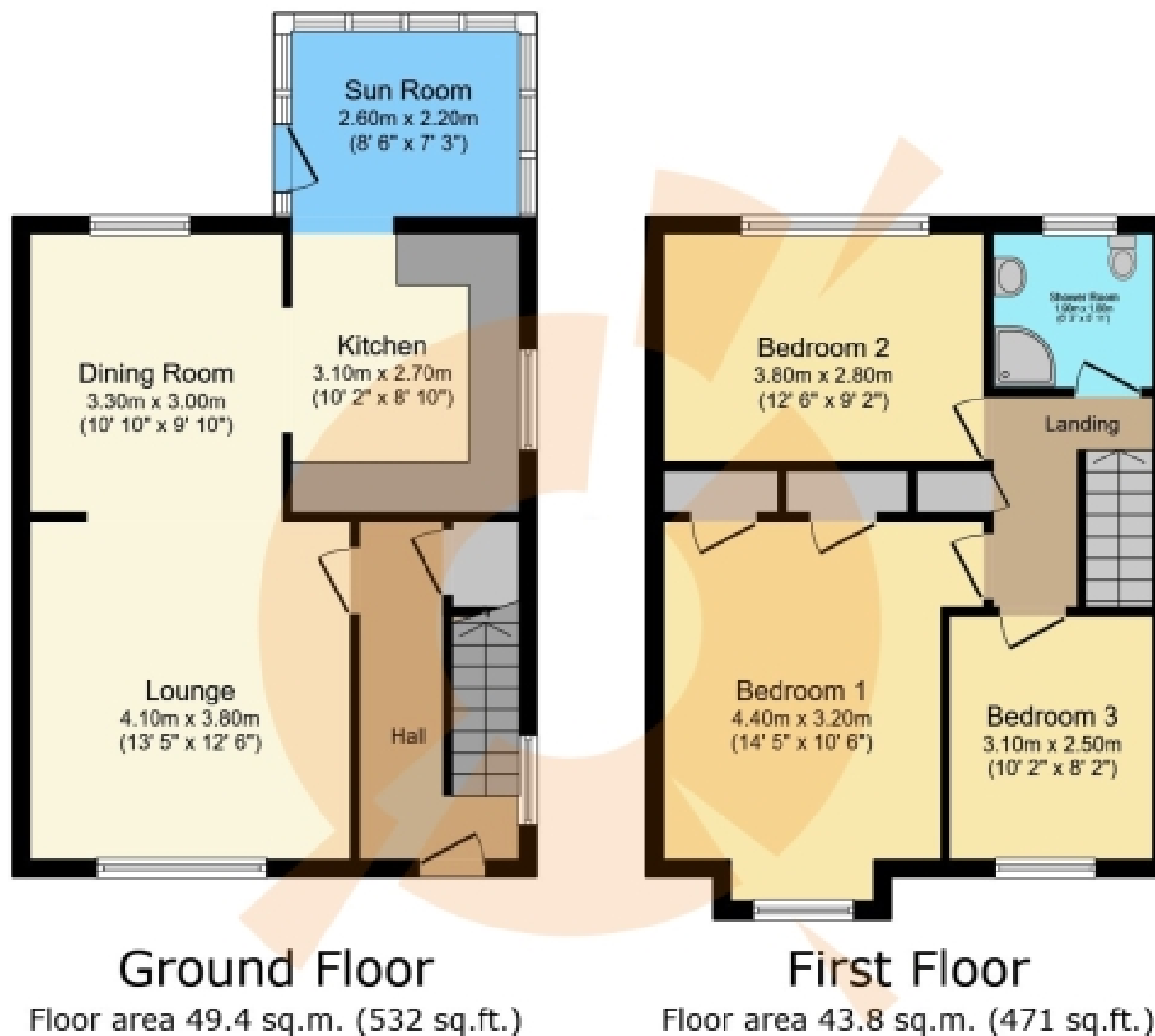




39 Crummock Gardens, Beith

Offers Over £199,000





TOTAL: 93.2 sq.m. (1,003 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

THE PROPERTY

**** EXTENSIVELY REFURBISHED ** MODERN KITCHEN & SHOWER ROOM ** ADDITIONAL UTILITY AREA ** EXTENSIVE REAR GARDEN ** DETACHED GARAGE ****. Please contact your personal estate agents, The Property Boom, for much more details and a copy of the Home Report.

Welcome to No. 39 Crummock Gardens and this impressive, detached home, set within a sought-after Beith estate. This stunning property is a credit to our clients and is sure to make a fantastic family home.

To the front, the property features a manicured lawn with pathway leading to the entrance. Access to the property is via a tasteful UPVC door opening into the bright and airy reception hallway, illuminated by a large window which lets in abundant natural light. The lounge features impressive dimensions and is further complimented with contemporary wall coverings and quality wood-effect flooring which leads seamlessly to the delightful open-plan dining room.

The modern fitted kitchen features an array of quality wall-to-floor units paired with a contrasting wood worktop, providing both style and functionality. It also includes ample storage solutions, accommodating appliances like a 4-ring gas hob with an oven/grill, and space for a dishwasher. This property is an excellent choice for first-time buyers, growing families, or professionals.

The kitchen leads not only to the fully enclosed rear garden but also to the sunroom. This sunroom currently serves as an open-plan utility area, offering space for a washing machine, tumble dryer, and accommodating a double American-style refrigerator. Returning to the rear garden, the sunroom door opens onto a spacious decking area, ideal for relaxing while soaking up the 'Scottish sun'.

Descending the decking steps, you'll find a lovely, low-maintenance lawn with a dedicated area for a rotary washing line. As you walk around to the side of the property along the gravelled path, you'll find a detached garage, ideal for parking your car or providing extra storage space. Near the garage, there's an area that's ideally suited for setting up an outdoor dining space. This highlights just how impressive the rear garden is, as it's the largest garden in the entire estate.

Entering back into the property, into the hallway, we ascend to the upper level via a carpeted staircase with timber handrail leading you to three generously proportioned bedrooms which have all been tastefully decorated throughout with fresh, neutral tones. The Master Bedroom is presented with built-in wardrobes giving plenty of storage solutions.

To complete this wonderful accommodation internally is the pristine wet walled shower room comprising of a three-piece suite, including a walk-in shower cubicle, w.c., and wash-hand basin with contemporary chrome fixtures and fittings throughout.

The property further benefits from gas-central heating and double-glazing throughout, providing all rooms with a delightful warmth.

The property is ideally situated for Beith Primary and is within walking distance of the newly built secondary School, Garnock Community Campus with a 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.

This fabulous family home will no doubt be very popular therefore we would highly recommend an early viewing. Viewing is 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. Thank you.

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