



22 Arran Crescent, Beith

Offers Over £240,000





Floor Plan

Floor area 86.4 m² (930 sq.ft.)

TOTAL: 86.4 m² (930 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

**** FAVOURABLE BEITH ADDRESS ** NEW ROOF ** EXTENSIVE, BEAUTIFULLY LANDSCAPED GARDENS ** SOCIABLE OPEN-PLAN LAYOUT ** MODERN FITTED KITCHEN**
**** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.**

Welcome to No. 22 Arran Crescent. This seldom available detached bungalow set within a sought-after Beith locale is sure to appeal to a range of discerning buyers due to its extensive gardens, impressive room dimensions, and proximity to local amenities.

Externally to the front, you'll instantly be impressed by the manicured gardens featuring a selection of mature shrubbery, decorative planting and a section laid to lawn. Safe off-street parking is provided via the extensive multi-car driveway leading to garage.

Entry to the home is via a welcoming entrance porch, and in turn to the spacious open-plan family lounge/dining area. The lounge is strikingly spacious, featuring full-length picture windows, allowing natural light to flood the room. This space also extends to a separate dining area, offering the perfect spot to enjoy family mealtimes.

The modern fitted kitchen is a true highlight, comprising of a range of wall and base mounted cabinetry with contrasting granite-effect countertops. Aesthetic wood-effect flooring and feature LED task lighting enhance the kitchens appeal, and integrated appliances include a 4-ring gas hob with extractor hood, double oven, fridge/freezer, dishwasher and washing machine which will all be included within the sale.

The property further benefits from three generously proportioned bedrooms, and completing the internal accommodation is the shower room comprising of walk-in shower cubicle, w.c. and wash-hand-basin.

The beautifully landscaped rear garden presents the perfect spot for outdoor entertaining/dining alfresco. This space is fully enclosed, making it a safe and secure environment for children and pets alike. Additional storage is available via the garden shed as well as a sizeable metal garage.

The property further benefits from gas central heating and double glazing, providing a delightful warmth 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.

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