



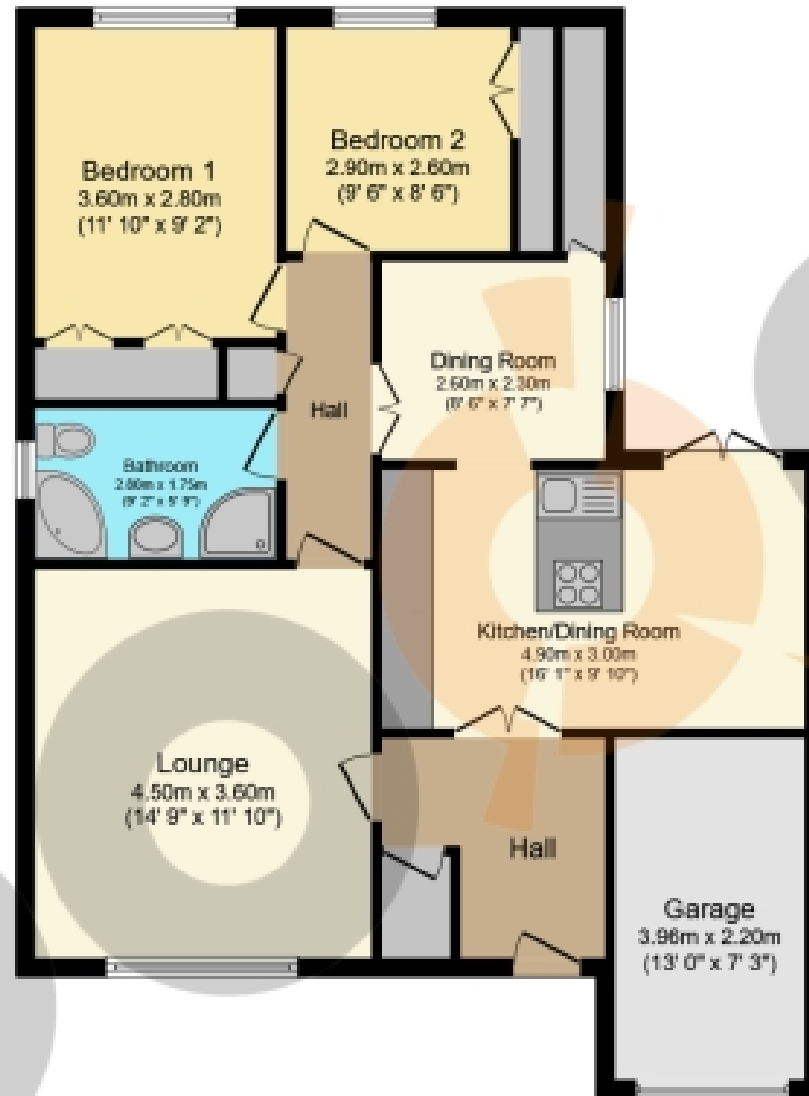
**1 De Morville Place, Beith**

**Offers Over £240,000**









## Floor Plan

Floor area 87.0 m<sup>2</sup> (937 sq.ft.)

TOTAL: 87.0 m<sup>2</sup> (937 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

**\*CONTEMPORARY HOME\* \*NEWLY REFURBISHED KITCHEN AND BATHROOM\* \*BEAUTIFULLY LANDSCAPED REAR GARDEN\* \*MULTICAR DRIVE AND GARAGE\*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 1 De Morville Place, a luxurious detached bungalow set in the ever popular Beith locale. The property boasts a host of alluring features including newly fitted kitchen and bathroom and landscaped gardens making this an ideal family home or downsizing opportunity.

As you approach the property you are greeted with the expansive yet well maintained front garden, and the pristine monoblocked driveway. The driveway leads up to the garage and further to the house.

As you step in to the property you are greeted by the elegant décor and quality flooring which runs through the entrance hallway. The lounge is filled with natural light and boasts excellent dimensions. The contemporary décor runs throughout the home giving a sophisticated and modern feel to the home.

The kitchen hosts an array of sleek, black gloss base and wall cabinetry which is paired with timber effect countertops for a fashionable and efficient workspace. The kitchen is also home to a range of integrated appliances including a fridge freezer, four burner gas hob, oven and microwave grill. Adjacent to the kitchen sits additional dining room which is currently being utilised as a comfortable sitting nook/family space with views over the stunning garden.

In the next room you will find a delightfully spacious dining room, ideal for family dinners or entertaining friends. The room offers flexible living for the whole family.

Two generously proportioned double bedrooms occupy the same floor, each boasting built in storage solutions. Completing the interior is a luxurious four-piece bathroom, complete with a w.c, wash hand basin, walk in waterfall shower, and statement corner bathtub.

To the rear sits a beautifully landscaped rear garden complete with sociable decking area, lawned sections and plenty of garden storage. A monoblocked patio provides a lovely spot for al fresco dining, while also providing access to the stunning pergola.

Living in Beith offers rural tranquility and community spirit. Nestled amidst picturesque landscapes, residents enjoy easy access to beautiful walking trails and nearby parks. Convenient transport links, including regular bus services and proximity to the M8 motorway, make commuting to larger cities like Glasgow hassle-free. Beith also provides essential amenities, including shops, schools, and healthcare facilities, ensuring a comfortable and connected lifestyle for families and individuals alike.

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.

**WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY? TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.**

**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**