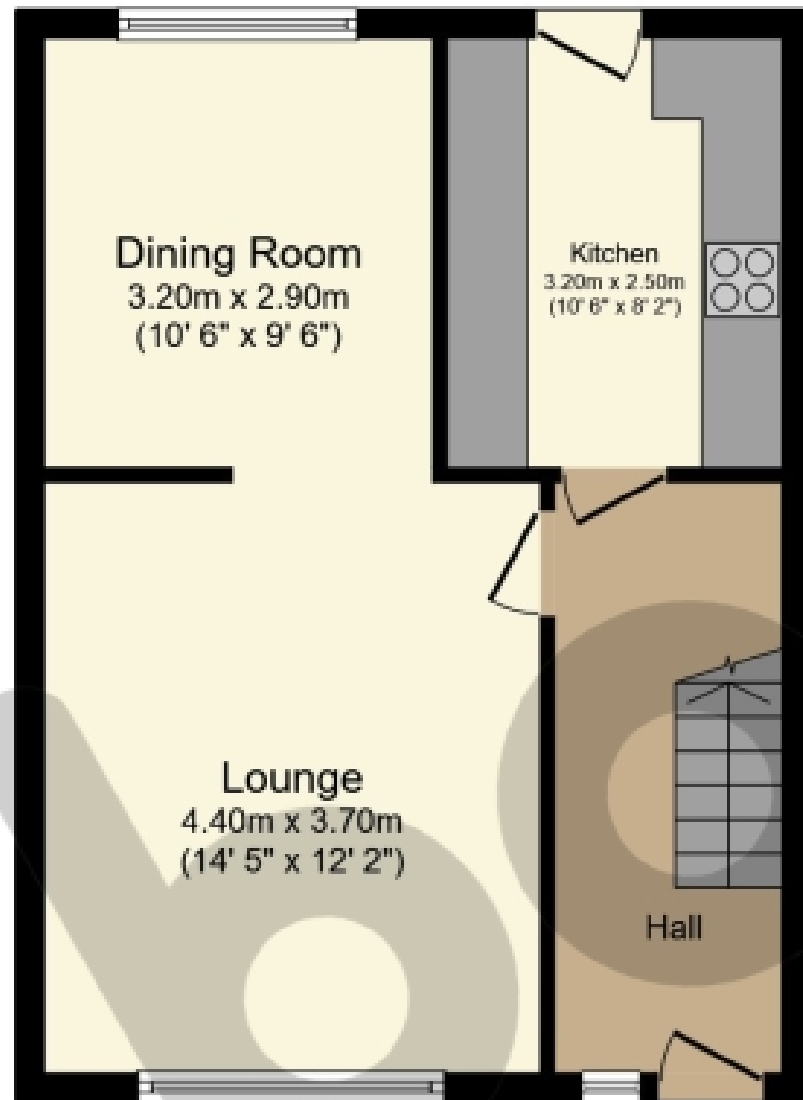




30 Crummock Gardens, Beith, KA15

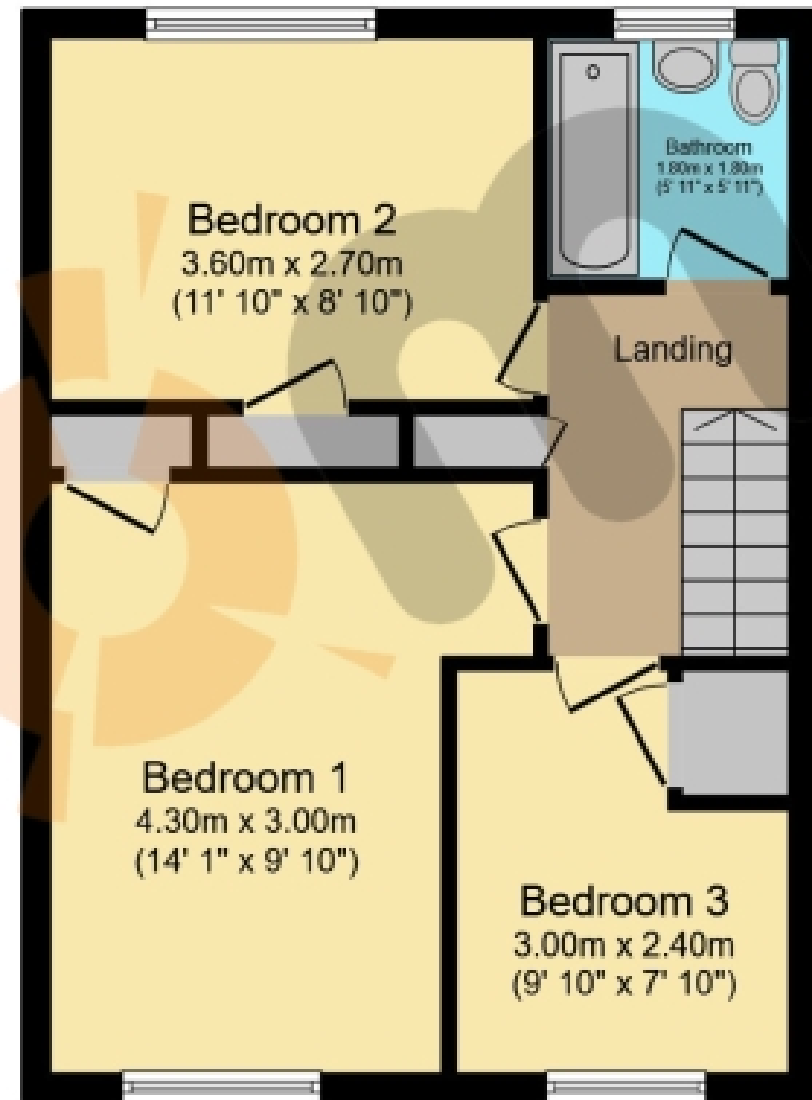
Offers Over £199,995





Ground Floor

Floor area 42.4 sq.m. (456 sq.ft.)



First Floor

Floor area 42.3 sq.m. (456 sq.ft.)

Total floor area: 84.7 sq.m. (912 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

**** NO ONWARD CHAIN ** FANTASTIC FAMILY HOME ** POPULAR BEITH ESTATE ** EXCELLENT IN-BUILT STORAGE ** GATED DRIVEWAY ** DETACHED GARAGE **.**
Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 30 Crummock Gardens and this fabulous, detached home set within a popular Beith estate. Presented to the market with NO ONWARD CHAIN, this property is sure to appeal to a wide range of purchasers to include first-time buyers, growing families, and professionals alike.

You'll first gain access via the welcoming reception hallway to the family lounge, with contemporary décor, generous dimensions, and quality laminate flooring which leads seamlessly through to the open-plan dining room, providing easy at-home dining. This entire space is awash with natural light, thanks to the dual-aspect window formations.

The kitchen features a range of wall and base mounted units, with contrasting granite-effect countertops, providing both style and function. Integrated appliances include a 4-ring gas hob, electric oven/grill, extractor hood, fridge/freezer, and dishwasher which will all be included in the sale.

Climbing the stairs to the first floor, you'll find three bedrooms plus the family bathroom. All three bedrooms benefit from an abundance of built-in storage. The bathroom is fully tiled and features a W.C., wash hand basin and bath with overhead shower.

To the back of the property is the fully enclosed rear garden. Timber fencing surrounds the space, providing plenty of privacy. There is a gated driveway, providing safe off-street parking, and a detached garage provides plenty of storage for indoor/outdoor equipment.

This property further gains from gas central heating and double glazing throughout.

This family home is ideally situated for Beith Primary and within safe walking distance of the 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 a 20-minute 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.

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. Thank you.

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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