



Detached House

79 Kings Road, Beith, KA15 2BN
Offers Over £280,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

Telephone us on 01475 674628 or fax 01475 672650
75 Main Street, Largs KA30 8AJ



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SITUATION

Quietly located but within half a mile from the centre of Beith with open country outlooks to the rear, 79 Kings Road is a deceptively spacious detached bungalow presented to the market in excellent order. The flexible nature of the accommodation makes this a fabulous family home but would equally be suitable for couples with accommodation to include up to five bedrooms and three public rooms in addition to a dining sized kitchen, bathroom, dressing room and separate shower room. The property has extensive driveway parking to the front and generous gardens to the rear with country outlooks.

In more detail the accommodation on offer comprises an entrance vestibule which opens to a broad reception hallway with solid hardwood flooring. The hall gives access to a superb rear facing lounge with woodburning stove, vaulted ceiling and glazed door access to the rear gardens. The hall also leads to a formal dining room with solid hardwood flooring and an archway opening to a modern kitchen fitted with a range of wall and base units with breakfast bar and integrated appliances to include double oven, induction hob, washing machine and dishwasher. The freestanding American style fridge/freezer may be included in the sale. A living room with views over the gardens completes the principal apartments on the ground floor. The property has up to five bedrooms. There bedrooms are located on the ground floor and two on the upper level. One of these bedrooms could easily form a home office/study as required. The property has a three piece shower room on the ground floor and a family bathroom on the upper level fitted with a four piece suite to include WC, wash hand basin, bath and separate shower cubicle. There is a walk in dressing room on the upper level in addition to extensive eaves storage.

In addition to the above the property has double glazing, gas central heating and driveway parking to the front of the property. The enclosed rear gardens feature an area of lawn, paved terrace and have open outlooks.

ROOM DIMENSIONS

Lounge	5.11 m x 5.08 m / 16'9" x 16'8"
Dining Room	3.76 m x 3.56 m / 12'4" x 11'8"
Kitchen	3.71 m x 3.23 m / 12'2" x 10'7"
Bedroom 1	4.60 m x 3.68 m / 15'1" x 12'1"
Bedroom 2	4.60 m x 3.56 m / 15'1" x 11'8"
Bathroom	1.88 m x 3.15 m / 6'2" x 10'4"
Bedroom 3	3.12 m x 4.19 m / 10'3" x 13'9"
Bedroom 4	3.25 m x 2.95 m / 10'8" x 9'8"
Bedroom 5	3.38 m x 2.92 m / 11'1" x 9'7"
Shower Room	3.61 m x 2.92 m / 11'10" x 9'7"

BURDENS

The property is in Band F of the Council Tax.











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PRICE

Offers Over £280,000 should be lodged with Mactaggart & Company.

VIEWING

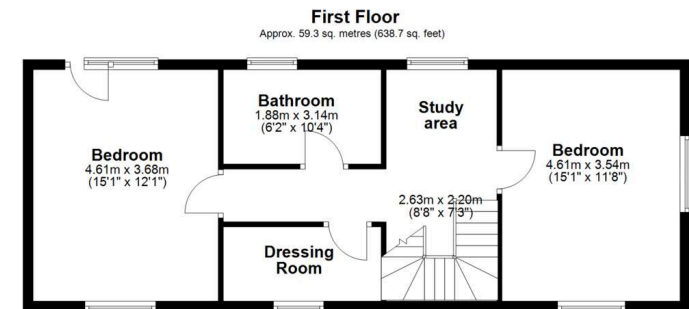
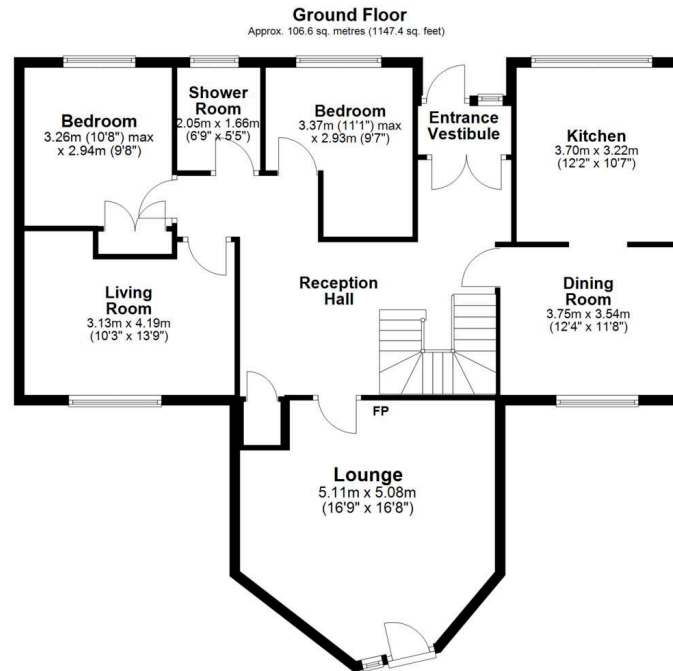
Tel: 01475 674628.

EPC RATING

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NOTE:

Further details relating to the property and its legal title (in terms of the Property Misdescriptions Act 1991) can be obtained on application from the selling agents. The above information is believed to be correct but is not guaranteed. The measurements in this schedule were a using a sonic measuring device and their accuracy is not guaranteed.



Total area: approx. 165.9 sq. metres (1786.1 sq. feet)

espc

Ref:
E491843

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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