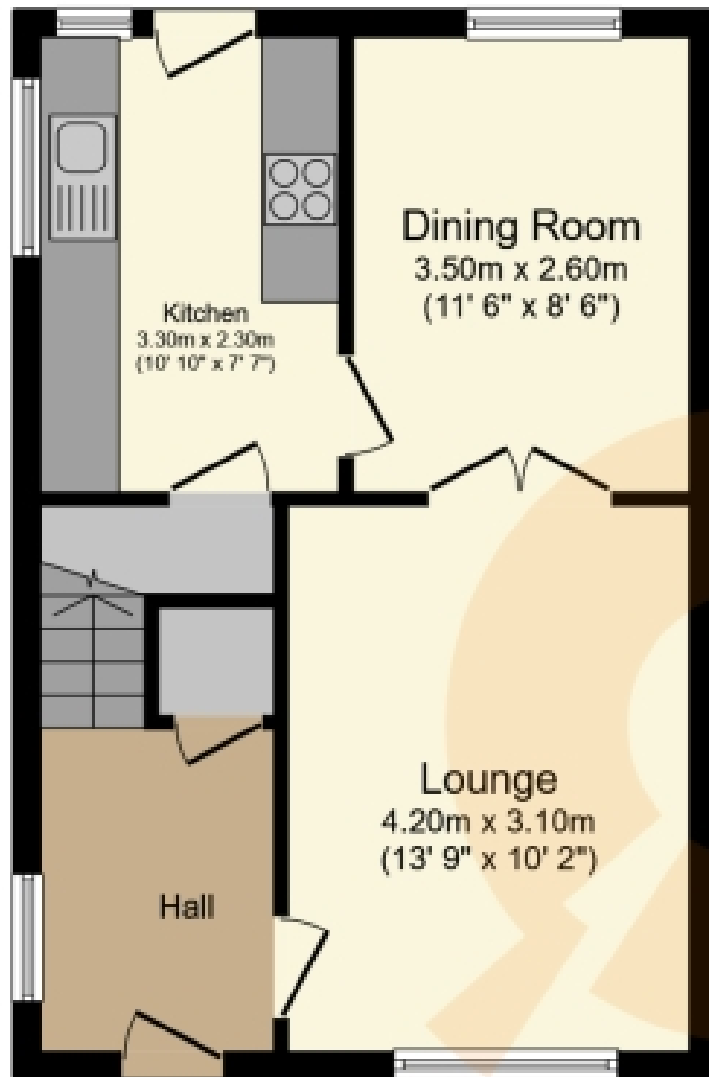




43 Crummock Gardens, Beith

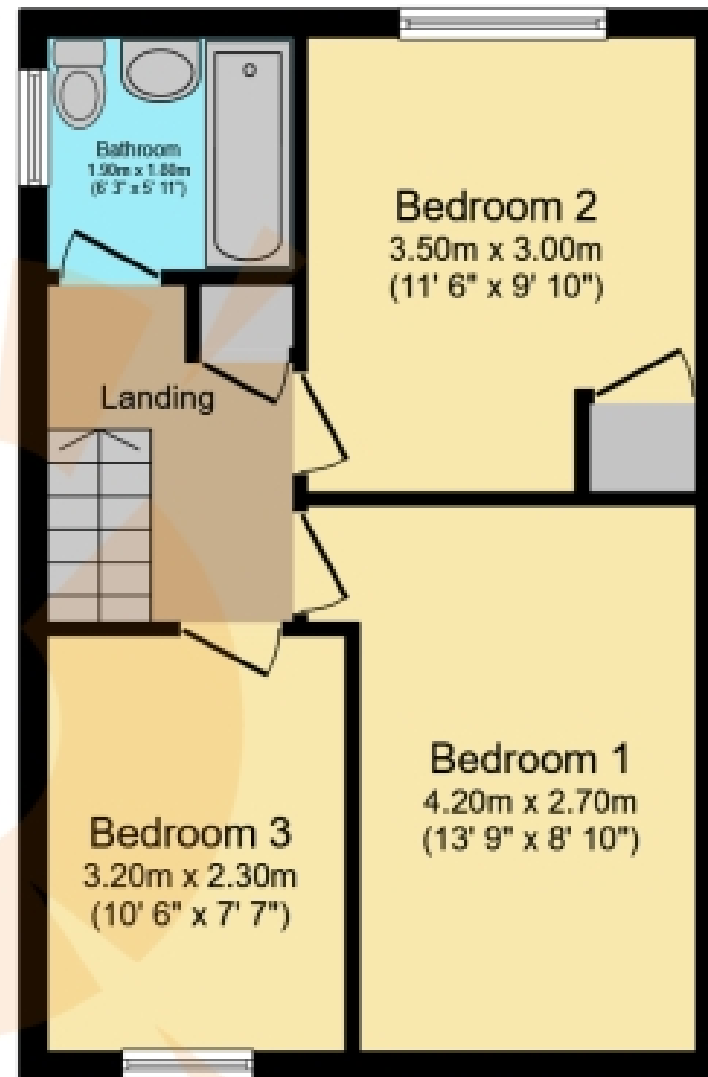
Offers Over £170,000





Ground Floor

Floor area 39.0 m² (420 sq.ft.)



First Floor

Floor area 39.0 m² (420 sq.ft.)

TOTAL: 78.0 m² (839 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

**** NEWLY RENOVATED KITCHEN ** RECENTLY REPLACED ROOF ** NEW GAS BOILER ** CHARMING SUMMERHOUSE ** MULTI-CAR DRIVEWAY ****. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Set within the sought-after Crummock Gardens, No. 43 is a wonderful, semi-detached home offering spacious family accommodation over two levels.

Externally, the front garden comprises of a section of lawn as well as a multi-car driveway, providing safe off-street parking for a number of vehicles. Upon entering, you are welcomed into the inviting reception hallway, giving access in the first instance to the lounge.

The impressive family lounge boasts a tasteful, neutral décor palette and a focal point fireplace, creating a warm and inviting atmosphere. Opening the double doors, you will gain access to the designated dining room – the perfect spot to enjoy a home-cooked meal.

The recently installed kitchen is ultra-modern in style with sleek hi-gloss wall and base units, complemented by wood-effect countertops. Quality integrated appliances include a 4-ring electric hob, electric oven/grill, extractor hood and there is ample space for a freestanding washing machine and fridge/freezer.

As you make your way up the carpeted staircase with timber handrail to the first floor, you'll discover three spacious double bedrooms. Completing the internal accommodation is the family bathroom, featuring a shower-over-bath with glass screen, w.c. and wash-hand-basin.

The rear garden is extremely low maintenance and is predominantly laid with decorative stone chips, as well as a sociable decking area, perfect for entertaining/dining alfresco. Our clients have made the clever addition of a summer house – the ideal spot to curl up with a book during the summer months, or for those working from home. The garden also features a useful shed, perfect for storing indoor/outdoor equipment.

This ideal family home is a short distance via car to Beith Primary and Garnock Community Campus. 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 delightful 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.

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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