



7 Elms Place, Beith

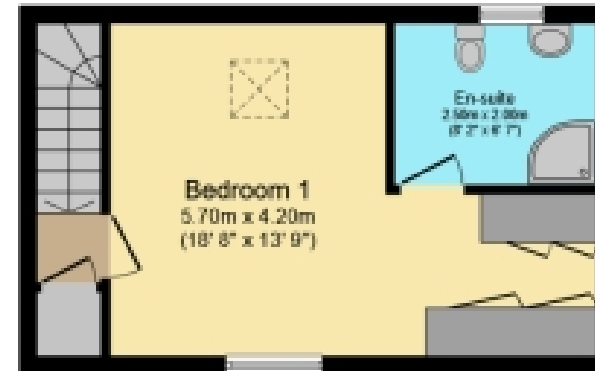
Offers Over £160,000





Ground Floor

Floor area 67.9 m² (731 sq.ft.)



First Floor

Floor area 28.3 m² (305 sq.ft.)

TOTAL: 96.2 m² (1,035 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

Welcome to No. 7 Elms Place and this deceptively spacious extended bungalow. This lovely home offers flexible living across two levels and has been finished to a high standard throughout. It's perfect for a wide range of buyers looking for comfort and convenience.

As you arrive, you'll notice the low-maintenance extensive mono block driveway which runs alongside the front of the house, providing much-desired off-street parking. Step into the charming porch, which leads to the welcoming reception hallway.

The lounge is decorated in neutral tones and features a focal point fireplace which invites you to relax and unwind. French doors from the lounge lead to the impressive dining room and kitchen extension. The dining room is awash with natural light and offers the perfect place entertaining family and friends.

The well-appointed kitchen provides a range of wall and floor mounted units, with contrasting granite-effect worktops. Integrated appliances include a 4-ring gas hob, electric oven/grill, extractor hood, fridge/freezer, and there is further space for free-standing appliances where desired. Off the kitchen is the delightful sunroom, providing the perfect setting for entertaining family, or enjoying your morning coffee.

On the ground floor, you'll find a double bedroom, decorated in calming neutral tones. The pristine downstairs shower room is contemporary, featuring fully tiled walls, a w.c., wash hand basin, and a walk-in shower cubicle.

A staircase in the dining room leads you to the bright and airy first-floor level. Here, you'll find the second bedroom, similarly decorated in neutral tones with the added benefit of built-in double mirrored wardrobes. The charming en-suite bathroom on this level features a hand wash basin, large corner bath and a w.c.

The rear gardens are beautifully maintained, with decorative stone chips, a timber shed and greenhouse. Sociable patio and decking areas provide the perfect spots for dining alfresco.

Ideally located, this property is within walking distance to a host of local amenities, including shops, play parks, and Beith Primary School. It's also in the catchment area for the recently built Garnock Community Campus, which offers a leisure suite, swimming pool, and secondary school. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Commuting is a breeze with park and ride facilities at Glengarnock train station just a five-minute drive away, and a regular bus service that gets you to Glasgow City Centre in under 35 minutes. The West Coast, with its 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 charming 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.

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