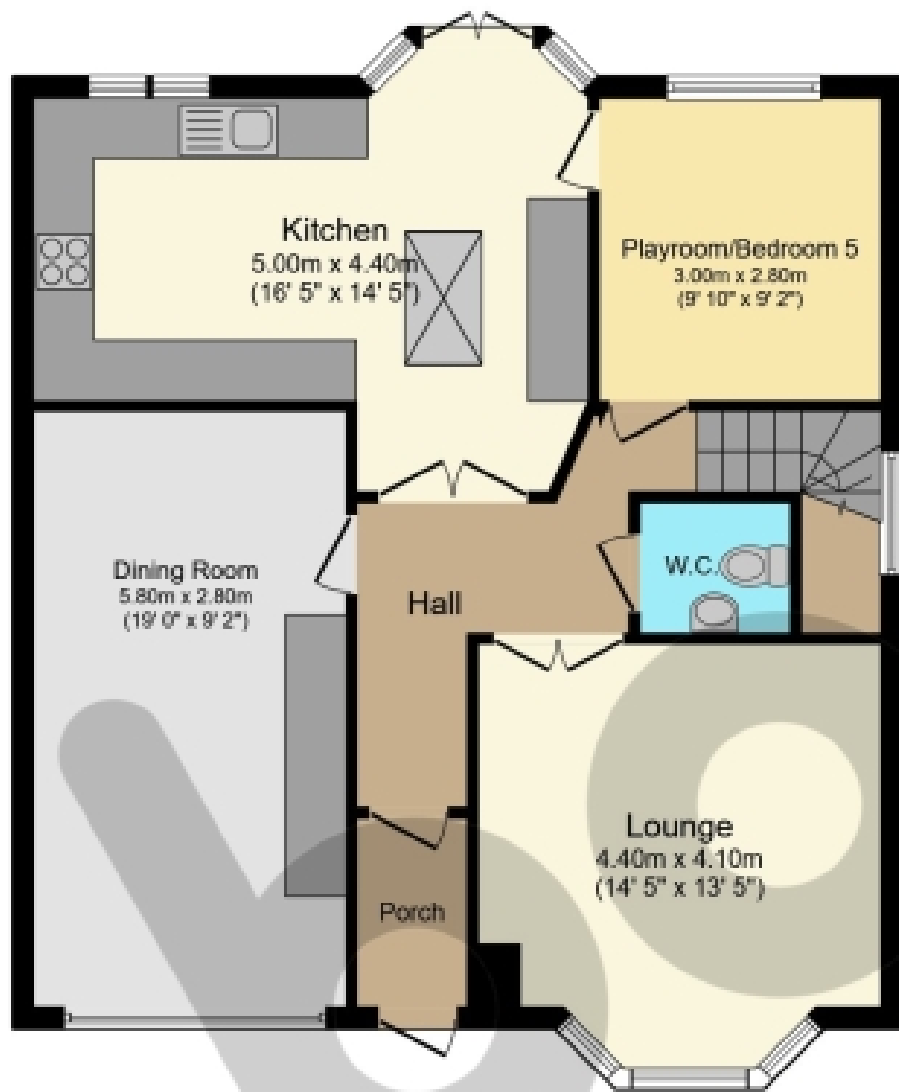




43 Grahamfield Place, Beith

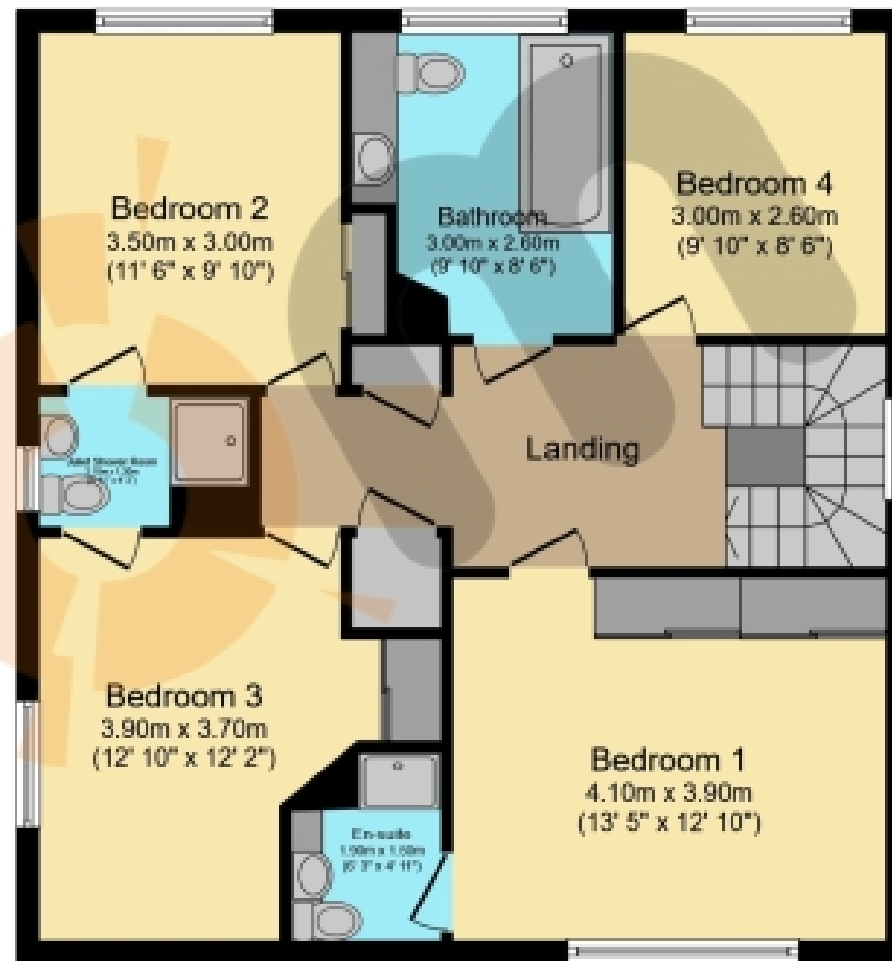
Offers Over £290,000





Ground Floor

Floor area 77.4 m² (833 sq.ft.)



First Floor

Floor area 75.6 m² (814 sq.ft.)

TOTAL: 153.0 m² (1,647 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.PropertyPad.co.uk or www.PropertyPad.com **WAKE WATERMARK. The paid version does not add this mark.**

THE PROPERTY

**** WALK-IN CONDITION ** LANDSCAPED REAR GARDEN ** MULTI-CAR DRIVEWAY ** SEPARATE DINING/FAMILY ROOM ** SOUGHT-AFTER, CHILD-FRIENDLY ESTATE ****. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 43 Grahamfield Place and this fabulous, detached villa, which has been presented in true walk-in condition. Properties within this child-friendly estate don't come to the market very often, therefore, this fantastic accommodation is sure to appeal to a wide range of buyers.

Externally to the front, you'll find the multi-car driveway, providing safe off-street parking for several vehicles. Upon entering the home via the welcoming reception hallway, you'll gain access in the first instance to the spacious family lounge which is decorated with quality wood-effect flooring and contemporary wall coverings. A large bay window formation fills the entire space with natural light.

Off the lounge, you'll find a separate public room, offering a multitude of potential uses. This area could be used as an additional sitting room, dining room, home office, or however you see fit. Bedroom Four can also be found on the ground floor.

The hi-specification dining kitchen with matching island truly is the heart of the home and offers a fabulous space to enjoy mealtimes and indoor entertaining. The kitchen features an array of wall and base mounted units, with contrasting butcher-block effect countertops, creating a fashionable and efficient workspace, and elegant French doors give direct access to the landscaped rear garden.

Completing the ground floor is the downstairs W.C., which is perfectly elegant in all its simplicity.

The rear garden is extremely low maintenance and is predominantly laid with synthetic lawn. The sociable decking area offers the perfect spot for outdoor entertaining/dining alfresco.

Climbing the staircase to the first floor, you'll find four further generously proportioned bedrooms. The master bedroom boasts in-built mirrored wardrobes as well as an ultra-modern en-suite shower room, and Bedrooms Two and Three share a Jack & Jill shower room.

The luxurious family bathroom completes internal accommodation, boasting a jacuzzi bath, w.c. and wash-hand-basin which has been contained within a stylish hi-gloss vanity unit. Contemporary fixtures and fittings can be found throughout.

The property is in the catchment area for Beith & Gateside Primary and the newly built secondary School, Garnock Community Campus with leisure suite and swimming pool is within walking distance. 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. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away.

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We would highly recommend an early viewing. 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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