



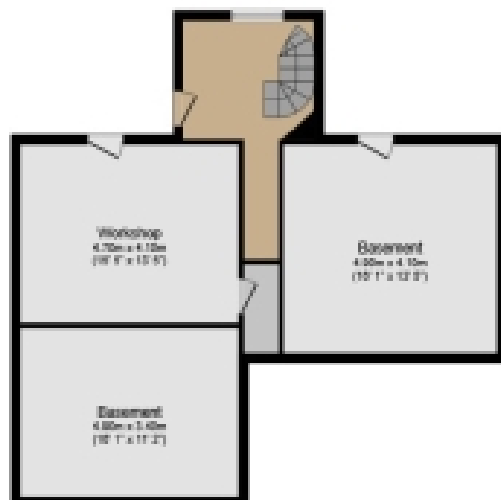
**30 Reform Street, Beith**

**Offers Over £319,995**



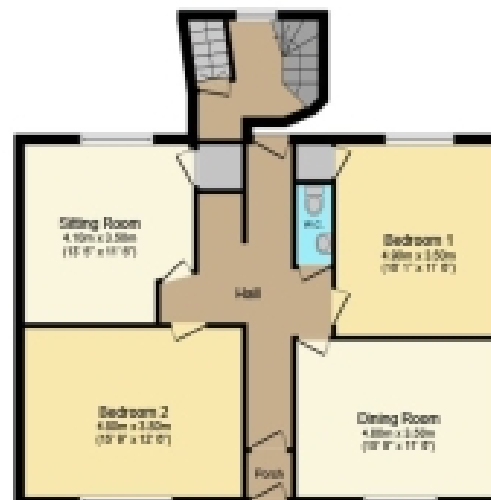






## Basement

Floor area 74.1 sq.m. (797 sq.ft.)



## Ground Floor

Floor area 91.1 sq.m. (980 sq.ft.)



## First Floor

Floor area 92.7 sq.m. (998 sq.ft.)



## Second Floor

Floor area 55.2 sq.m. (595 sq.ft.)

Total floor area: 313.1 sq.m. (3,371 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](http://www.Propertybox.io)

## THE PROPERTY

\*Substantial Family Home over 4 Levels \* Flexible well maintained accommodation \* Perfect for growing families \* Driveway and Timber Garage \* Town Centre Location close to all amenities and transport links. IDEAL FOR HOME WORKERS \* Landscaped back gardens with patios and composite decking. BOOM HD Property Video Tour Available. Step into this beautifully spacious home, originally built circa 1860, where historic character meets modern family living. Thoughtfully designed to accommodate large or multigenerational families, this residence offers flexible living arrangements ideal for families with teenagers, elderly parents, or guests. With generous proportions and versatile spaces, this home adapts to your lifestyle making it not just a house, but a forever home.

Upon entering at ground level, you are greeted with new carpets and freshly plastered and painted rooms. The impressive formal dining room to the front has charming period features with the centre piece being a stunning ceiling rose. Please see Booms HD video for a closer look. The formal dining room offers the perfect place for entertaining friends and family. The other room to the front is being currently utilized as a home gym but could present a multitude of uses including a bedroom. If required, this room has been finished off to accommodate a second kitchen with walls to support wall and floor mounted kitchen units. Plumbing is also in place and the two bedrooms to the rear could easily accommodate en-suites in the large cupboards. All subject to the appropriate planning approval where required. The ground floor also has a convenient w.c. which has been presented immaculately.

The first floor has impressive dimensions and includes a warm and welcoming lounge with focal point log burning fire, a generously proportioned family bathroom with separate shower cubical and twin wash hand basins, a home office and the master bedroom with dual aspect windows which provide views of the Garnock Valley. To complete the first floor is the pristine kitchen with ample wall and floor mounted cabinetry and space for appliances and a dining table.

The top floor offers three well proportioned bedrooms and a shower room. Storage throughout the home is excellent and there are also three large basements which, in the past, have been used as studios, additional storage and a workshop.

The garden is perfect for outdoor entertaining with composite decking areas and patios. A gravel pathway leads to a child friendly swing area for younger children and is lined with decorative planting. Adjacent to this is a gated driveway with timber garage completing the ideal family home.

The property is perfectly situated to enjoy a host of amenities including the local shops, only a few minutes' walk away. Beith primary school and Garnock Community Campus are all within easy reach and the transport links will have you in Glasow by bus in around 30 minutes.

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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