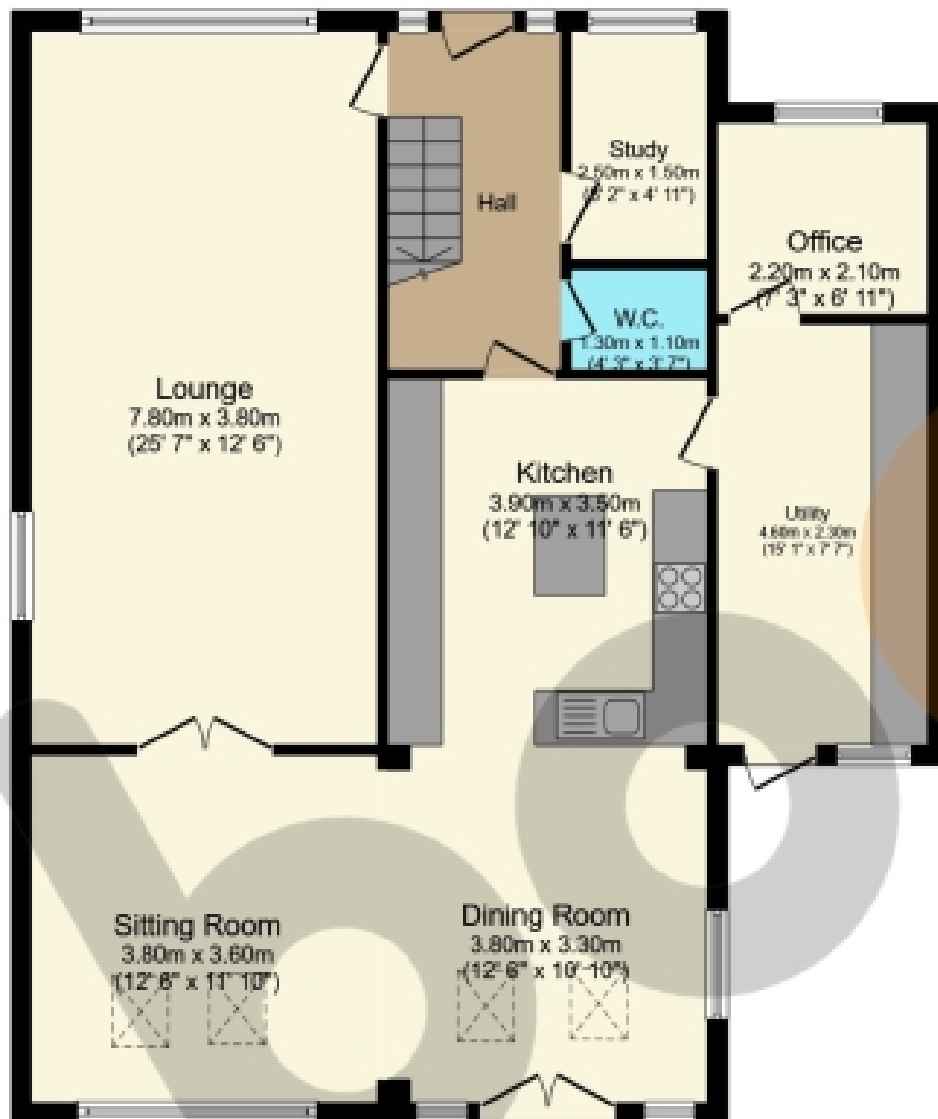




13 Morrishill Drive, Beith

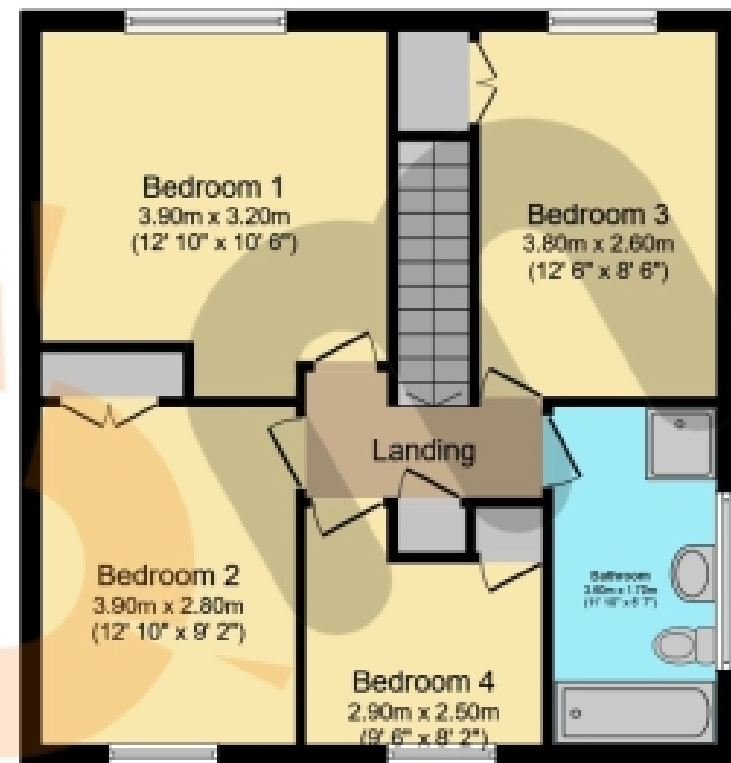
Offers Over £279,995





Ground Floor

Floor area 102.9 sq.m. (1,108 sq.ft.)



First Floor

Floor area 57.7 sq.m. (621 sq.ft.)

Total floor area: 160.6 sq.m. (1,729 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

DOUBLE EXTENSION FAMILY HOMEFinished to an exceptionally high standard***3 PUBLIC ROOMS*2 HOME OFFICES***Highly desirable Beith Location***Stunning well-appointed fitted kitchen*Extra-large utility room*CONTEMPORARY FAMILY BATHROOM***Please contact BOOM to arrange a viewing and a copy of the Home Report
Set in one of Beith's most prestigious addresses, this outstanding detached villa is a rare gem on the market. Designed with family living in mind, the home showcases premium fixtures and fittings throughout, delivering both style and substance.

Perfectly positioned within walking distance of Beith Primary and the Garnock Community Campus, and benefiting from excellent transport links, this property offers the ideal blend of convenience, comfort, and class. A must-see for growing families looking to settle in an area that offers community charm and everyday ease.

A multi-car mono block driveway, elegantly framed by a manicured lawn, sets the stage for this striking villa. Step through the front door and you're immediately greeted by a sense of refined luxury with , detailed architraves, and beautiful glazed doors all speak to the home's exceptional craftsmanship and stylish finish.

Step into the heart of the home with a generously proportioned lounge that exudes warmth and sophistication. Bathed in natural light from dual aspect windows, this stunning space is finished in tasteful neutral tones. The quality timber effect flooring adds a touch of timeless elegance, while a striking focal point fireplace creates a cozy atmosphere perfect for both relaxing evenings and stylish entertaining.

While this impressive property offers everything a growing family could need, it also presents a fantastic opportunity for professionals working from home. With not one, but two dedicated home offices, you can enjoy the perfect work-life balance with productivity and privacy during the day, comfort and connection in the evenings. Whether you're managing a business, remote working, or need space for creative pursuits, this home is designed to support your lifestyle.

An exceptional well-appointed kitchen, complete with sleek task lighting and kitchen island provides a seamless flow into a spacious open-plan dining and sitting area that is perfect for hosting family gatherings. Flooded with natural light from four impressive Velux windows, dual aspect double-glazed window formations and French doors, this bright and airy space effortlessly connects to a generous patio and expansive rear garden, creating the ideal setting for indoor-outdoor living. The current owners spend most of their time in this living space and have hosted many a popular dinner party for friends. A multi-fuel stove provides a lovely warmth and focal-point for those winter nights in.

Tucked just off the kitchen, the generously sized utility room offers a wealth of wall and floor-mounted cabinetry, making everyday organisation effortless. With direct access to the fully enclosed rear garden, this space is as functional as it is convenient; ideal for busy households. The garden also features raised beds and log store, perfect for gardening enthusiasts. The ground level also sports a recently installed modern w.c.

Upstairs, you'll find four generously sized bedrooms, each thoughtfully designed with built-in storage, offering both comfort and practicality for family living. The highlight of the upper level is the contemporary family bathroom, showcasing a sleek, modern design with a separate shower cubicle, elegant white sanitary ware, and a stylish bath with chrome mixer taps, perfect for unwinding in style.

This property will be super popular and we would highly recommend an early viewing. 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 a delightful place 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.

www.thepropertyboom.com
Head Office : 31 Braehead, Beith, KA15 1EG
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com