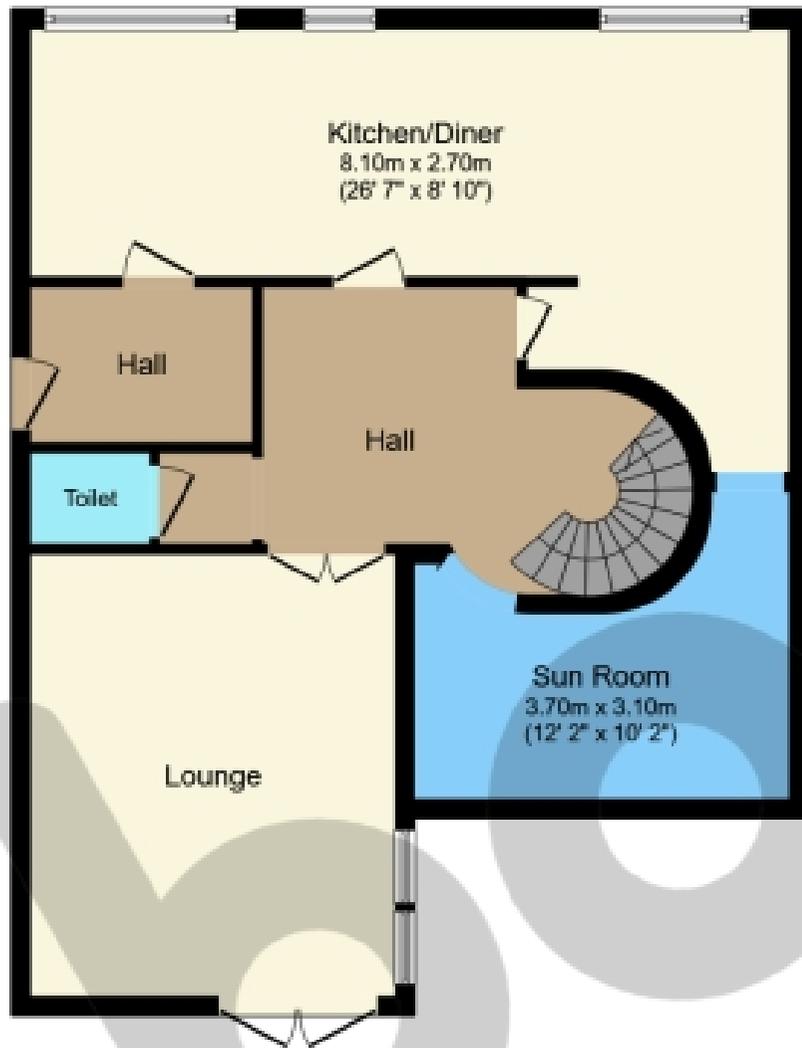




**18 Main Road, Gateside, Beith**

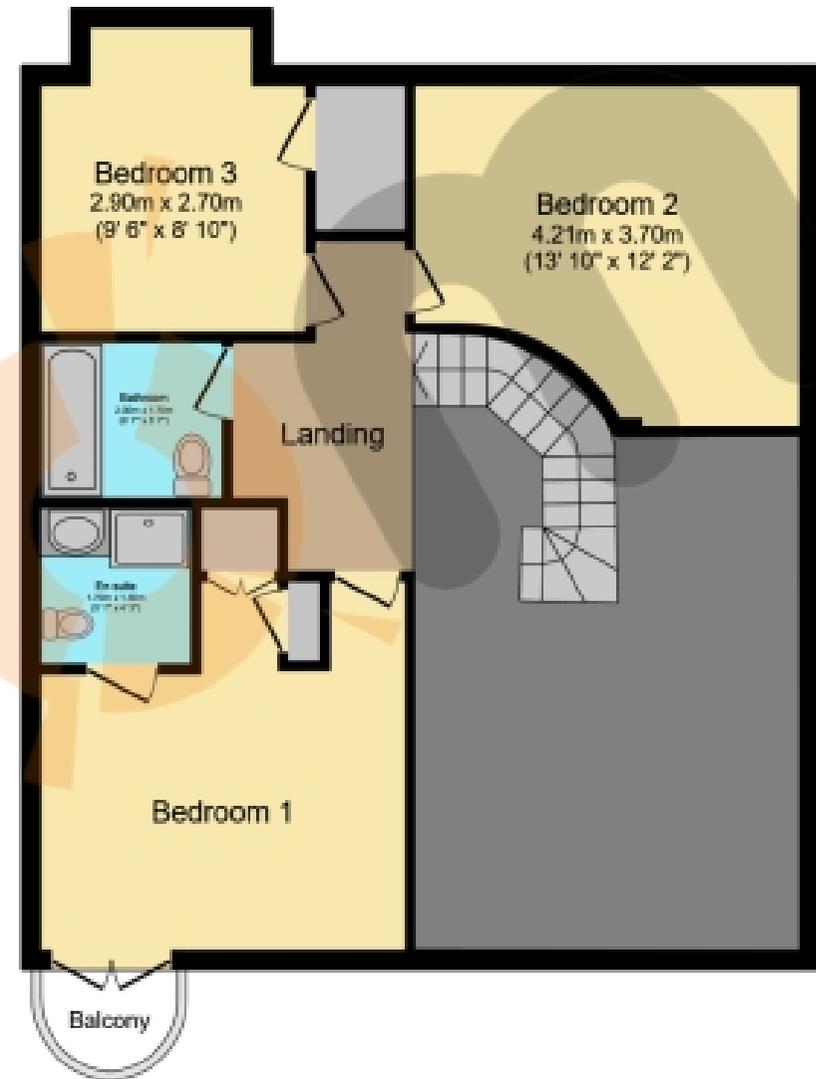
**Offers Over £259,995**





### Ground Floor

Floor area 77.4 sq.m. (833 sq.ft.)



### First Floor

Floor area 78.8 sq.m. (849 sq.ft.)

**Total floor area: 156.2 sq.m. (1,681 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

\* SOUGHT-AFTER VILLAGE LOCALE \* STUNNING COUNTRYSIDE VIEWS \* TRANQUIL SUNROOM \* MULTI CAR DRIVEWAY \* EXTENSIVE REAR GARDEN \* THREE GENEROUS BEDROOMS \* Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Situated within the highly sought-after Gateside village, No.18 Main Road presents a rarely available family home surrounded by stunning countryside scenery. This wonderful, detached home is ideally located close to reliable bus routes and a short drive to Glengarnock Train Station offering regular services to Glasgow City Centre.

The spacious family lounge is neutrally decorated with wooden effect flooring for a warming space to relax and unwind. Patio doors provide seamless access to the rear garden; perfect for social gatherings.

The large dining kitchen holds butcher block counter tops paired with sage wall and base mounted units. The kitchen further benefits from an integrated four ring cooker and oven alongside ample dining space.

A charming rear facing sunroom offers a flexible space for all the family to enjoy a calming and tranquil space. Completing the ground level is a W.C.

Access to the upper level is via a unique spiral staircase. The first floor holds three generously proportioned bedrooms with the master bedroom boasting a Juliet balcony, soaking up the stunning countryside views and an en-suite shower room. Completing the home internally is a tiled family bathroom comprising of bathtub, W.C. and wash hand basin.

To the rear, is a fully enclosed garden space with sociable patio area and lawn section as well as a multicar monoblock driveway.

Gateside is a picturesque Hamlet situated in North Ayrshire, with a highly regarded local primary school and is just minutes from local shops in the nearby town of Beith. It also falls within the catchment for the newly built secondary School, Garnock Community Campus with leisure suite and swimming pool. 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 nearby in Beith 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.

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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