



**40A Dalry Road, Beith**

**Offers Over £300,000**









### Ground Floor

Floor area 113.7 sq.m. (1,224 sq.ft.)



### First Floor

Floor area 108.6 sq.m. (1,169 sq.ft.)

Total floor area: 222.3 sq.m. (2,393 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

**\*STRIKINGLY SPACIOUS DETACHED FAMILY HOME \* FOUR DOUBLE BEDROOMS & FOUR BATHROOMS \* LARGE & FLEXIBLE LIVING SPACES \* TWO PUBLIC ROOMS \* MULTICAR DRIVEWAY & DETACHED GARAGE \*** Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report. The Property Boom are delighted to welcome to the market this beautiful and extensive, four-bedroom detached home. Set back from Dalry Road, No. 40A offers a secluded, quiet and tranquil location. Access to the property is via a private multi-car driveway, leading to a monoblock courtyard and detached garage.

Upon entering this wonderful villa, you'll quickly discover how vast this home really is. Neutral carpeted flooring and wall tones add to bright airy feel. The expansive family lounge stretches over six metres offering both sitting and dining space, with a focal point fireplace and dual aspect window formations allowing natural light to flood in.

The well-appointed dining kitchen further boasts striking dimensions. A host of quality integrated appliances including a five-ring gas hob, oven and composite sink alongside plentiful wall and base mounted units, offering ample storage and workspace.

Situated on the ground level is a family sitting room, currently utilised as a library by the current owners but offers a flexible living space for a multitude of uses. Bedroom Three is also located on the ground level, with superb built-in wardrobes and a fabulous five-piece en-suite bathroom. Completing the ground level is a convenient W.C.

Into the upper level are three exceptionally well-proportioned bedrooms, all with direct access to a bathroom. The Master Bedroom shares access to a Jack & Jill Bathroom with Bedroom Four whilst Bedroom Two enjoys its own en-suite bathroom.

Gas central heating and double glazing provide a lovely warmth throughout the home.

The fully enclosed rear garden is a tranquil haven to relax and unwind in. A sociable patio is the perfect place for outdoor entertaining and dining alfresco. There is also a drying green conveniently close to the utility room.

This perfect family home is ideally situated for Beith Primary and within safe walking distance of the 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 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. Thank you.

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