



Dalry Road, Beith, Ayrshire, KA15

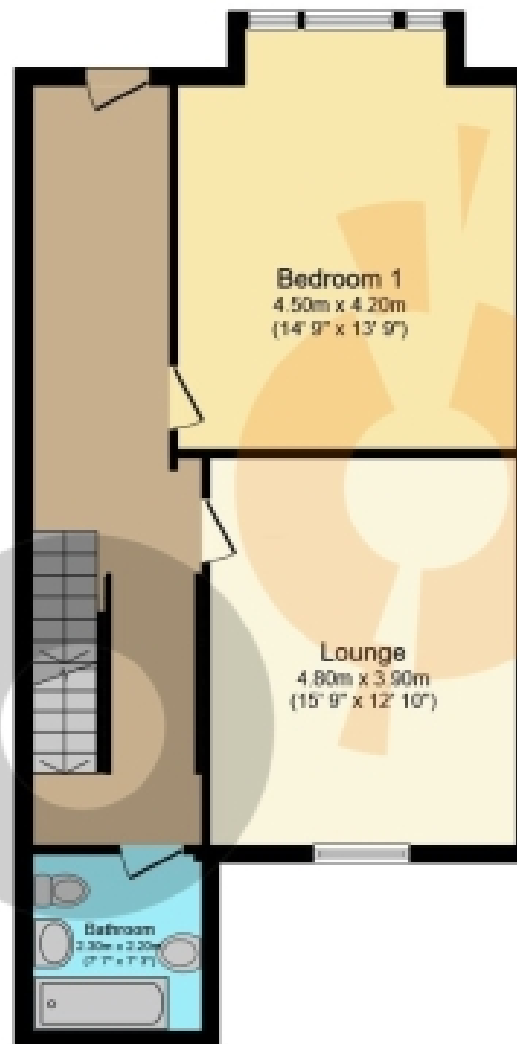
Offers Over £280,000





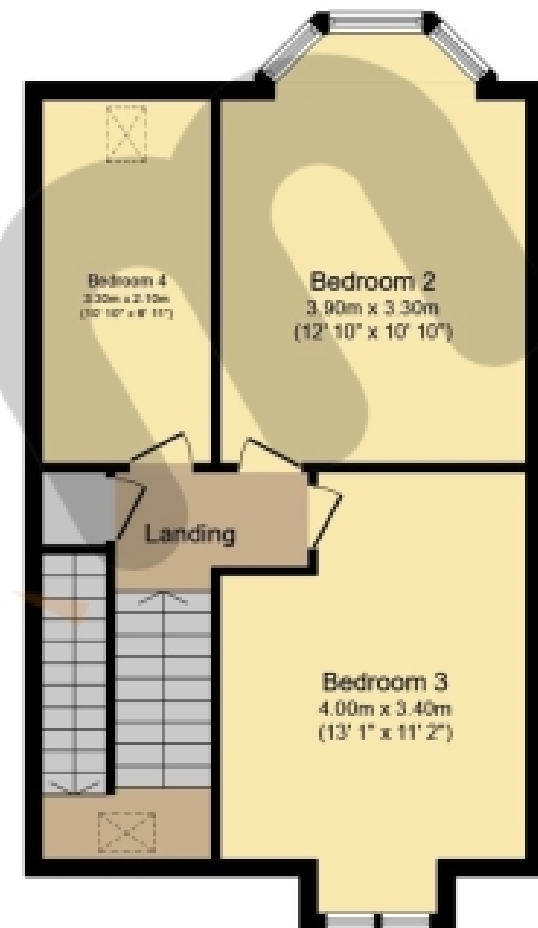
Lower Ground Floor

Floor area 51.7 sq.m. (557 sq.ft.)



Ground Floor

Floor area 63.0 sq.m. (678 sq.ft.)



First Floor

Floor area 59.1 sq.m. (636 sq.ft.)

Total floor area: 173.8 sq.m. (1,870 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

SELDOM AVAILABLE CHARMING SANDSTONE FAMILY HOME * FLEXIBLE AND SPACIOUS ACCOMMODATION * FOUR BEDROOMS * EXTENSIVE REAR GARDEN * TWO RECEPTION ROOMS * Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.

Welcome to No. 22 Dalry Road, this charming sandstone property full of character offers itself as a wonderful family home. Situated within the ever-popular Beith locale, and walking distance from amenities, public transport links and schools.

To the front of the home is an enclosed gravel multicar driveway offering safe off-street parking. Upon entering, you're welcomed through a bright and welcoming reception hallway and into the formal family lounge in the first instance.

The lounge boasts impressive heights and dimensions complimented with neutral tones with an elegant focal point fireplace. Also situated on the ground floor is the elegant Master Bedroom, the space benefits from similar period features with charming coving and a ceiling rose.

Completing the ground floor is a fully tiled four-piece family bathroom comprising of a bathtub with overhead shower, bidet, W.C., and wash hand basin.

A carpeted staircase leads you to the lower ground level where you'll be welcomed into a spacious sitting room offering flexible accommodation with ample dining space. A well-appointed kitchen is fitted with an array of cream wall and base mounted units paired with butcher block effect worktops. The kitchen further benefits from an integrated four ring gas cooker and oven as well as a utility room offering additional storage space.

Off the kitchen is a delightful rear facing conservatory, the space offers flexibility for the entire family to enjoy whilst soaking in the views of the vibrant rear garden.

Into the first floor are three generously proportioned bedrooms, all neutrally decorated and presenting themselves as highly versatile spaces with Bedroom Four currently being used as a study.

The rear garden has been meticulously maintained, with vibrant shrubbery and manicured lawn that flows the entire length of the garden; the perfect space to enjoy during the summer months.

The property further benefits from a newly replaced boiler and double glazing throughout.

Ideally situated for Beith Primary and within walking distance of 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 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.

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.

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