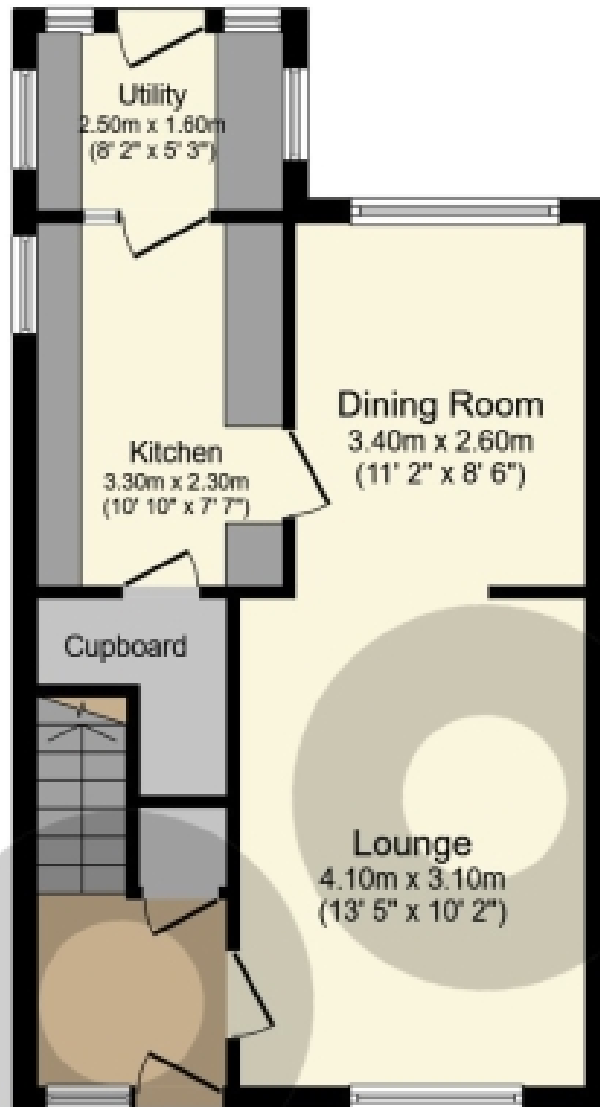




8 Trinity Crescent, Beith

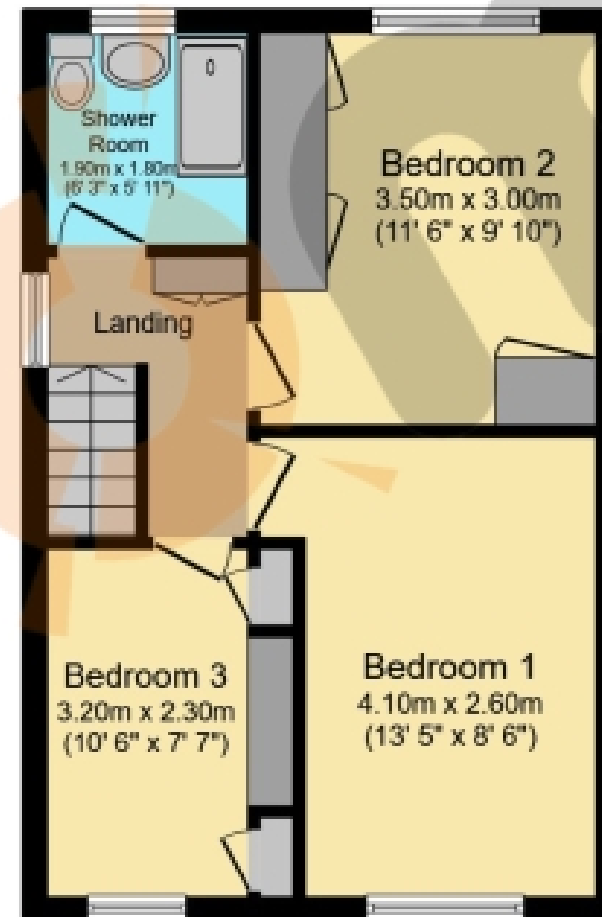
Offers Over £155,000





Ground Floor

Floor area 41.4 sq.m. (446 sq.ft.)



First Floor

Floor area 37.7 sq.m. (406 sq.ft.)

Total floor area: 79.2 sq.m. (852 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

**** THREE LARGE BEDROOMS * LARGE LOUNGE/DINING ROOM * GARAGE AND LOW MAINTENANCE REAR GARDEN * REAR PARKING AVAILABLE * QUIET RESIDENTIAL AREA *** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No.8 Trinity Crescent. This lovely three-bedroom family home is a great first-time purchase with three large bedrooms and a low maintenance rear garden. The house is ideally situated in a quiet residential Beith locale, making it close to a host of great local amenities.

Walking into the home there is a bright entrance hallway which in turn leads into the front lounge. This large space is an open-plan area with masses of dining space. The space is separated by a traditional rectangular arch. The lounge features both a large picture window to the front which allows masses of natural light and a focal point fireplace. The large dining room is placed next door to the kitchen and makes for a great space for family dining and entertaining.

The well-appointed kitchen features cream and white accents. The kitchen features a plentiful amount of countertop space with fully fitted oak-effect cabinets. Moving through the kitchen will bring you to the convenient utility room. This bright space looks out onto the rear garden from the generous number of windows.

Up the carpeted stairs will bring you to the three generously proportioned bedrooms and the shower room. The three-piece family shower room features a W.C., wash hand basin and walk-in shower cubicle. It has all white tiling with pink contrasting walls. The three generously proportioned bedrooms all have generous dimensions, and bedrooms two and three feature built-in storage solutions.

Moving to the back of the property will bring you to the paved rear garden. The rear garden is incredibly low maintenance with tall timber fencing surrounding it, ensuring privacy and safety. The garden can be accessed from the utility room and makes for a great space to put garden furniture. To the rear, the property further benefits from a detached concrete garage aswell as private parking.

Ideally situated for Beith Primary and within safe 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.

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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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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