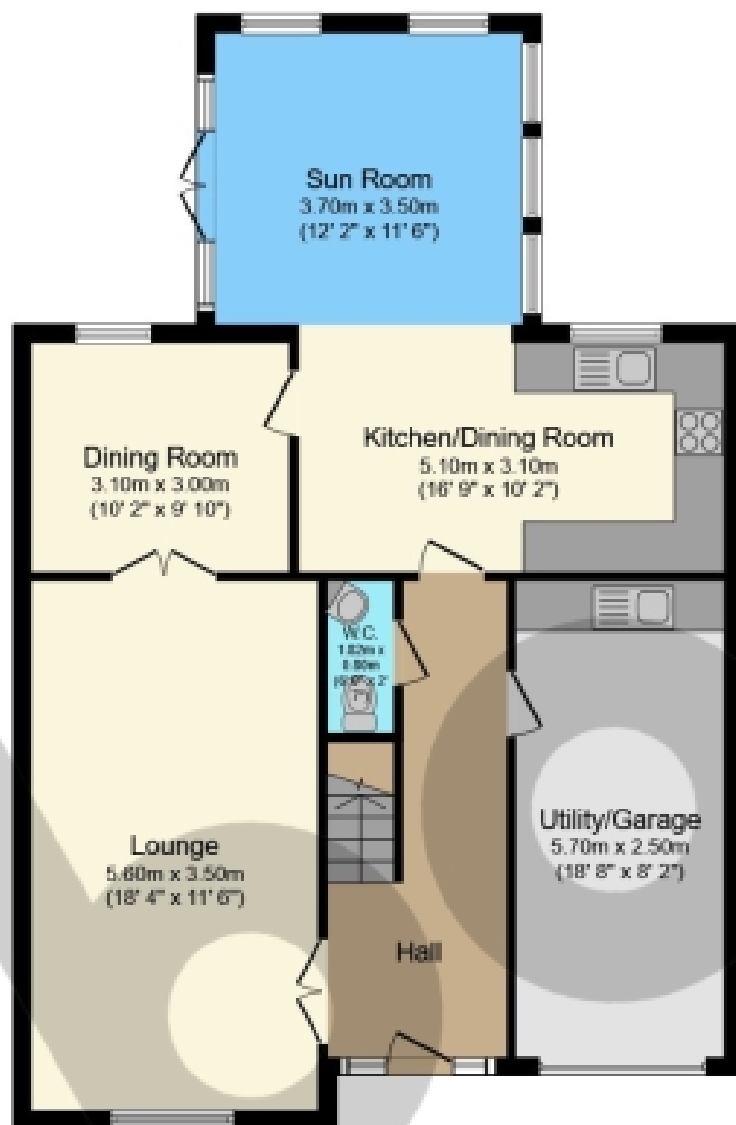




17 Grahamfield Place, Beith

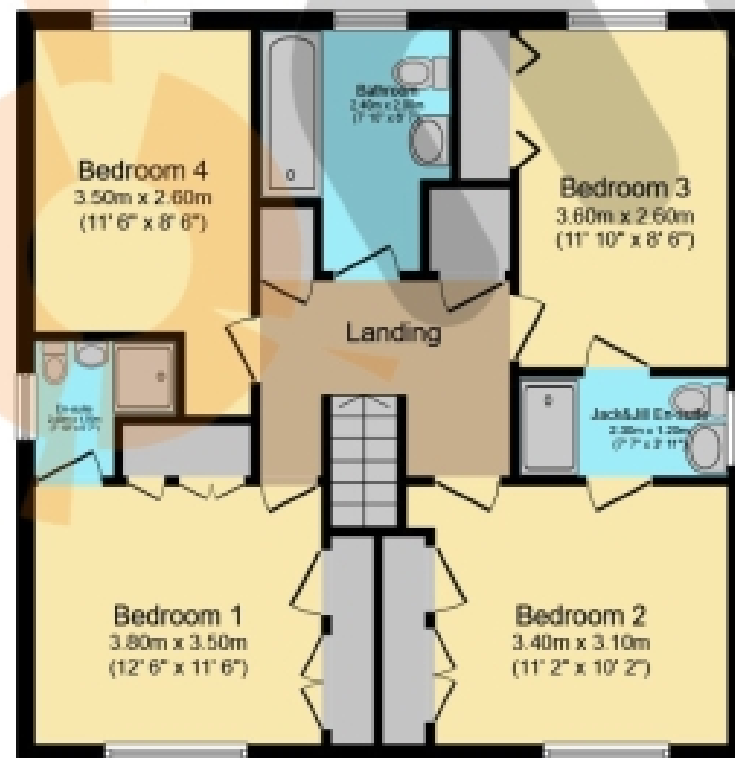
Offers Over £299,995





Ground Floor

Floor area 86.8 sq.m. (935 sq.ft.)



First Floor

Floor area 70.9 sq.m. (764 sq.ft.)

Total floor area: 157.8 sq.m. (1,698 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

**** FANTASTIC FAMILY ACCOMMODATION ** FOUR LARGE BEDROOMS * IMPRESSIVE FAMILY LOUNGE * MULTI-CAR DRIVEWAY ** SOUGHT-AFTER ESTATE ****. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

The Property Boom North Ayrshire are delighted to present this exceptional detached home located on one of Beith's most popular estates. The property has a stunning interior and additional sought-after features include the multi-car drive and integral garage. This fabulous property reflects our client's great taste and attention to detail.

Walking up the multi car drive and from the minute you enter, you can't help but be impressed by the abundance of natural light, and contemporary decor. The reception hallway offers access to all apartments on the ground level which includes the lounge, dining room, dining kitchen, sunroom, and downstairs W.C.

The Impressive family lounge ticks all the boxes; there is a feature fireplace and a large window formation letting masses of natural light into the room. The double doors lead into the dining room for seamless living. The dining room makes for a great space to entertain guests or dine at home.

The fitted and well-appointed kitchen is also a great place for cooking and food preparation. Numerous wall and floor-mounted units offer excellent storage and are complimented beautifully by the contrasting butcher-block effect worktops. Integrated appliances include a fridge freezer, dishwasher, oven, and hob. The sunroom is placed next to the kitchen and the kitchen's dining space making it bright and airy. This space looks out onto the garden and makes for a great space to relax. Completing the ground floor, we have a W.C., which is perfectly elegant in all its simplicity.

The generously proportioned master bedroom with en-suite shower room, three further great-sized and beautifully presented bedrooms, two of which have a Jack 'n' Jill en-suite, as well as an ultra-modern family bathroom can be found on the first floor. Ample storage can be found throughout the home and gas central heating provides a lovely warmth in every room.

To the back of the property is the fully enclosed rear garden. It features a fully paved surface making it low maintenance and the timber garden shed offers additional storage for indoor/outdoor equipment.

The property is in the catchment area for Beith & Gateside Primary and the newly built secondary School, Garnock Community Campus with leisure suite and swimming pool is within walking distance. 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. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away.

This fabulous family home set within a highly desirable Beith Development will be very popular. 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. Thank you.

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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