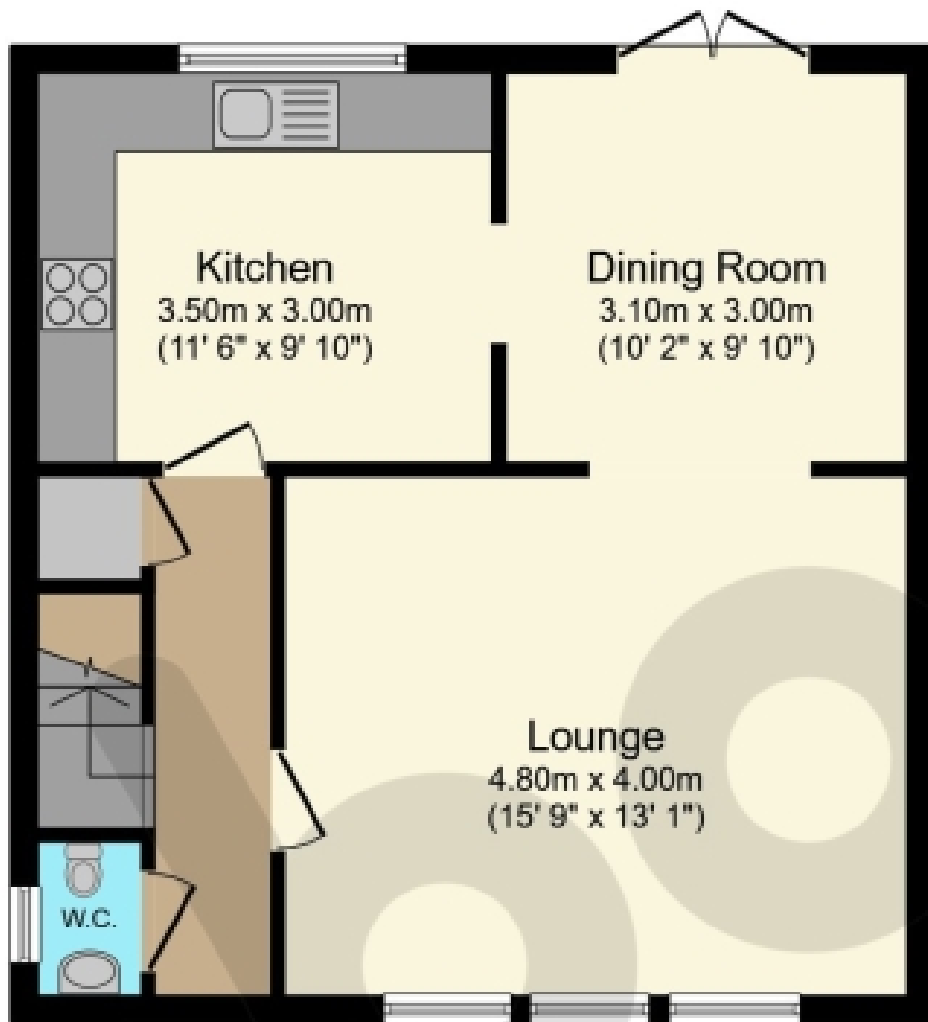




Reform Street, Beith

Offers Over £199,995





Ground Floor
Floor area 47.6 sq.m. (512 sq.ft.)



First Floor
Floor area 47.6 sq.m. (512 sq.ft.)

Total floor area: 95.1 sq.m. (1,024 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

Stepping into the home, you are welcomed by an entrance hallway leading through to a spacious lounge. This bright and inviting room features neutral décor throughout, complemented by a large picture window that fills the space with natural light. The lounge flows seamlessly into the dining area, creating a beautifully open-plan layout ideal for modern living. The dining room benefits from oak engineered flooring and offers ample space for a large dining table and additional furnishings. Double French doors open onto the rear garden decking, perfect for enjoying indoor-outdoor living during the warmer months.

The kitchen is well-appointed with oak-effect base and wall-mounted cabinetry, providing generous storage. Sleek black granite-effect worktops offer a striking contrast, creating a stylish yet practical space for everyday use. Completing the ground floor is a convenient W.C., ideal for visiting guests.

Upstairs, three bedrooms offer flexible living and comfortably accommodate a double bed, with Bedroom One further benefiting from its own en suite shower room. The family bathroom comprises a bath and overhead shower, W.C., and wash hand basin.

The rear garden is fully enclosed with wooden fencing, providing privacy, and features raised sociable decking area accessed directly from the dining room - perfect for relaxing or entertaining outdoors.

This property further gains from gas central heating and double glazing throughout.

This family home is ideally situated for Beith Primary and within walking distance of the secondary school, Garnock Community Campus, with a 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 a 20-minute 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.

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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