



GARDEN STIRLING BURNET



**38 CRUMMOCK GARDENS,**  
BEITH, KA15 2HD



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Immaculately presented and ready to move into, this spacious home offers a welcoming hallway with storage, a generous lounge with feature fireplace, and a stunning open-plan kitchen/dining area flowing into a bright conservatory overlooking the garden. The stylish kitchen features high-gloss units, integrated appliances, and a large peninsula island, while a mud room and WC complete the ground floor. Upstairs are three well-proportioned bedrooms and a modern fully tiled family bathroom. Further benefits include gas central heating, double glazing, excellent storage,

Externally, the property is equally impressive. The front garden is laid mainly to lawn with mature planting and shrubs, while the enclosed rear garden has been designed with entertaining in mind, featuring a substantial decked seating area ideal for outdoor dining and relaxing. A detached garage, accessed from the rear, provides additional parking and valuable storage space.

Extras Included: All fitted floor coverings, blinds, light fittings, and integrated kitchen appliances.







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## FEATURES

- Extended Detached Villa
- Sought-After Residential Location
- Attractive Open Outlook to the Front
- Spacious Family Accommodation
- Presented in True Walk-In Condition
- Stylish Lounge with Feature Fireplace
- Stunning Open-Plan Kitchen & Dining Area
- Contemporary High-Gloss Kitchen with Integrated Appliances
- Large Peninsula Island – Ideal for Entertaining
- Bright Conservatory Overlooking the Rear Garden
- Practical Mud Room
- Ground Floor WC
- Three Well-Proportioned Bedrooms
- Modern Fully Tiled Family Bathroom
- Excellent Storage Throughout
- Gas Central Heating & Double Glazing
- Enclosed Rear Garden with Large Decked Seating Area
- Detached Garage
- Close to Local Amenities, Schools & Transport Links
- Perfect Family Home





**"...A superb detached family home featuring a contemporary open-plan layout, bright conservatory, and private rear garden, all within a sought-after residential location."...**





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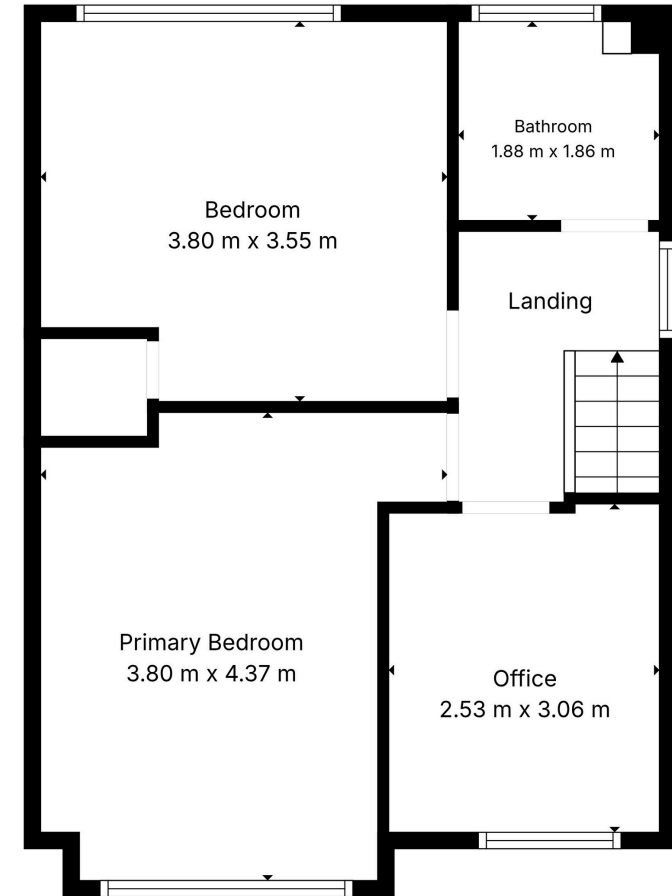
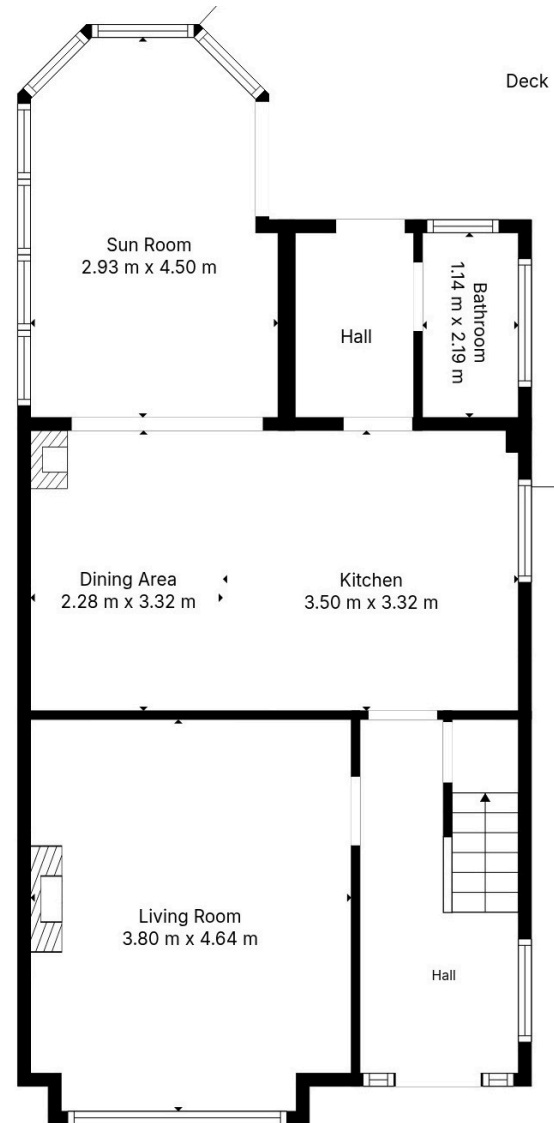


#### HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN



**Total: 108 m<sup>2</sup>**  
1st Floor: 64 M<sup>2</sup>, 2nd Floor: 44 m<sup>2</sup>  
Excluded Areas: Garage: 17 M<sup>2</sup>, Deck: 35 M<sup>2</sup>, Undefined: 1 M<sup>2</sup>,  
Walls: 13 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.