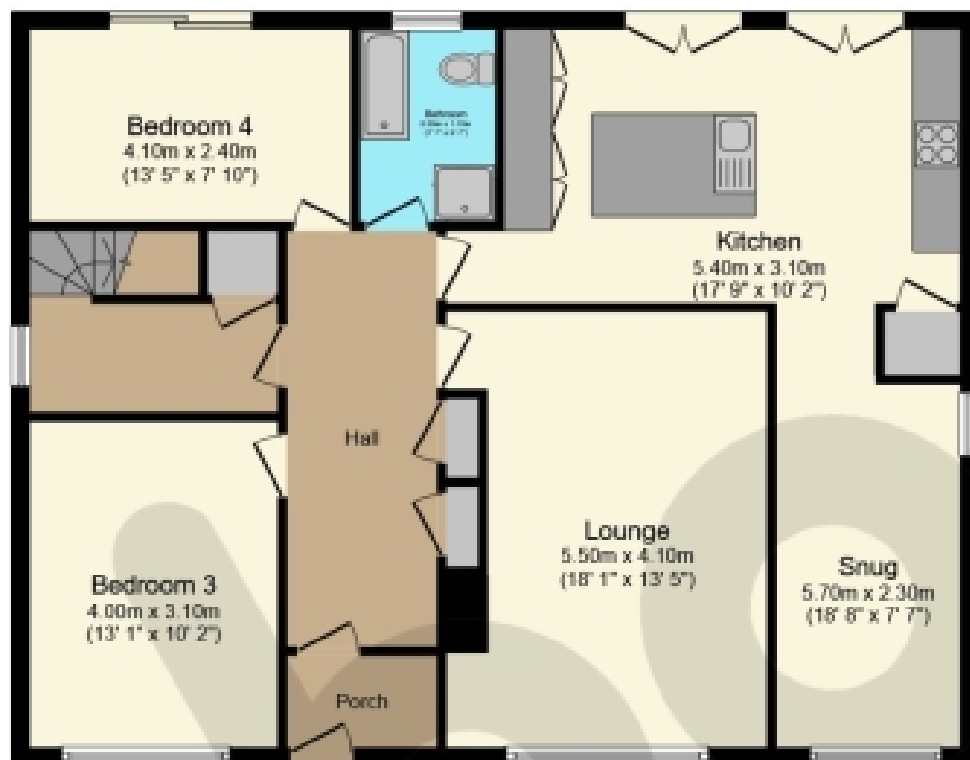




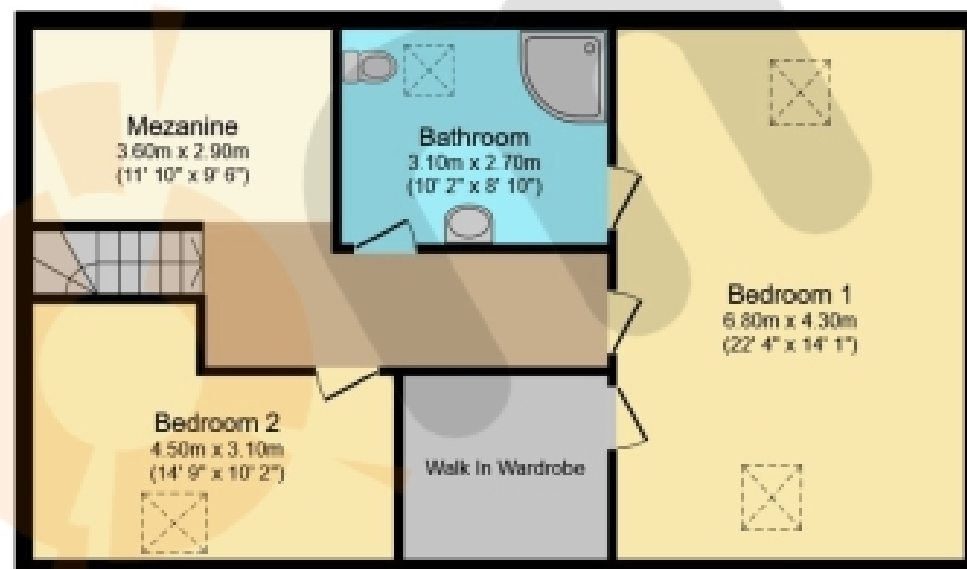
Arran Crescent, Beith

Offers Over £320,000





Ground Floor



First Floor

Total floor area: 179.7 sq.m. (1,934 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

Welcome to Arran Crescent and this beautifully presented detached bungalow offering exceptional space and versatility - a genuine forever home in true walk-in condition. Seldom does a property of this size, calibre and versatility become available to the market within this highly desirable address. Occupying an enviable position as the largest property within the cul-de-sac, this exceptional detached bungalow conversion has been thoughtfully transformed and significantly enhanced by our clients to create a truly outstanding family home. Stepping into the welcoming reception hallway, you are immediately introduced to the home's stylish décor and evident attention to detail, with a host of thoughtful upgrades and renovations awaiting throughout.

The generously proportioned lounge provides a warm and inviting space, centred around an attractive feature fireplace incorporating a wood-burning stove, set within a traditional surround and complemented by a tiled hearth and black slate-style base. A large front-facing window fills the room with light, while contemporary wall coverings and quality flooring add the finishing touches to this beautifully presented living space.

The true showstopper on the ground floor is undoubtedly the impressive kitchen, centred around a substantial Quartz island that forms the perfect hub for modern family living. Created by combining the original kitchen and dining room, this impressive open-plan space offers an ideal setting for both everyday life and entertaining. The kitchen is exceptionally well equipped and includes an impressive Range cooker with extractor hood, integrated fridge and dishwasher, all of which are included in the sale.

Our clients have thoughtfully converted the former garage to create a versatile additional living space, conveniently positioned away from the main accommodation. Currently utilised as a snug, this adaptable room would also make an ideal playroom or hobby space, offering excellent flexibility to suit a variety of needs.

The ground floor offers two generously proportioned bedrooms, providing excellent flexibility. Bedroom Three is currently utilised as a home office, while Bedroom Four has been thoughtfully transformed into a separate dining room, complete with a stylish statement coffee bar. Completing the ground floor accommodation is a downstairs WC.

Ascending to the upper level, the staircase opens onto an impressive mezzanine area, making excellent use of the thoughtfully converted accommodation. Currently arranged as a home office, this bright and versatile area is a quiet retreat away from the main living spaces.

The master bedroom is a particularly impressive feature of the home, boasting exceptional dimension with a generous walk-in wardrobe that provides excellent storage. Direct access to the family bathroom is available from a clever Jack & Jill design. A further beautifully proportioned double bedroom completes the sleeping accommodation on this level.

Completing the upper floor is the family bathroom; a fabulous corner jacuzzi bath takes centre stage alongside a W.C and wash hand basin.

Dual French doors from the impressive kitchen provide a seamless connection to the beautifully landscaped rear garden. Enclosed by traditional stone walls, with a selection of patio and decked areas thoughtfully positioned throughout to capture the sunshine at different times of the day. A beautifully manicured lawn forms the centrepiece of the garden, framed by attractive gravel walkways and complemented by established landscaping.

To the front, generous private parking for 2+ vehicles completes the exterior.

With ample parking, superb outdoor space and a wealth of thoughtful enhancements throughout, this is a rare opportunity to acquire a home of genuine quality and versatility that really has been designed as a forever home.

The property is ideally located within walking distance to a host of local amenities, shops and Beith Primary School. The property is also within the catchment of Garnock Community Campus with a leisure suite, swimming pool and Secondary School. 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 as we have no doubt this property will be very popular. 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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