



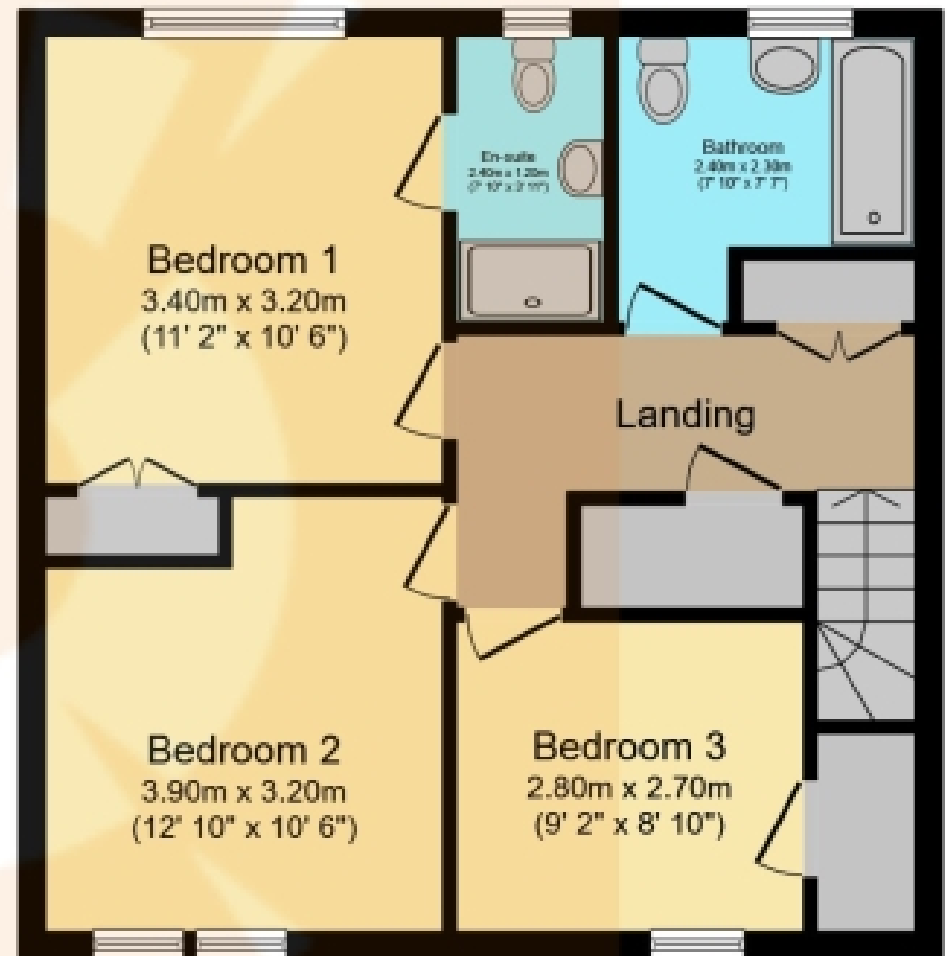
**Reform Street, Beith**

**Offers Over £210,000**





**Ground Floor**



**First Floor**

Total floor area 100.8 sq.m. (1,085 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## THE PROPERTY

A fantastic purchase opportunity not to be missed, this impressive property sits on a substantial corner plot and boasts wonderful open-plan living throughout. With three bathrooms and generous dimensions across every room, the space on offer is truly exceptional. Early viewing is advised to avoid disappointment. Contact your personal estate agents at The Property Boom today for further information and a copy of the Home Report.

You're welcomed into the home through a warming reception hallway that flows beautifully into the open-plan dining area and lounge, creating an ideal setting for entertaining guests. The lounge is stylishly decorated while the dining area benefits from patio doors that provide seamless indoor-outdoor living during the warmer months.

The well-appointed kitchen features sleek matte base and wall-mounted cabinetry, complemented by white worktops for a chic and efficient workspace. Completing the ground floor is a convenient W.C.

Into the upper level are three well-proportioned double bedrooms all benefiting from excellent in-built storage. Bedroom One boasts an en-suite shower room, adding a touch of luxury to everyday living. Completing the home internally is a three-piece bathroom fitted with a W.C., wash hand basin, and a bath with an overhead shower.

The extensive rear garden features a sociable decked area, patio, and lawn, creating the perfect setting for the whole family to enjoy, with a generous multi-car driveway.

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.

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