



Woodside Road, Beith

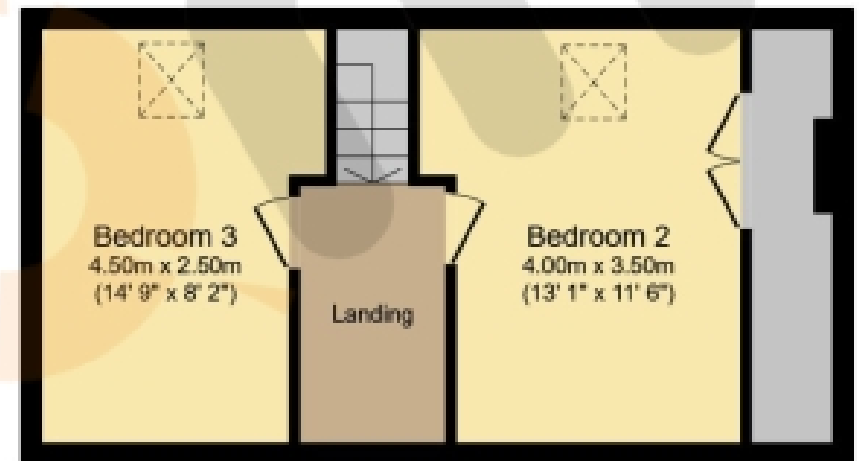
Offers Over £175,000





Ground Floor

Floor area 82.1 sq.m. (884 sq.ft.)



First Floor

Floor area 38.7 sq.m. (417 sq.ft.)

Total floor area: 120.8 sq.m. (1,300 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

This rare to the market sandstone cottage is nestled in one of Beith's most sought-after pockets. This characterful family home boasts generous room sizes, masses of charm, excellent potential and an extensive rear garden. Early viewing is highly recommended. Get in touch with The Property Boom for much more information and a copy of the home report.

Located on the rarely available Woodside Road in Beith, this charming sandstone cottage enjoys a low-maintenance chipped driveway to the front, framed by mature shrubbery that enhances both privacy and kerb appeal. You're welcomed into the home through a bright and inviting entrance vestibule that leads into the family lounge.

The impressive lounge offers generous proportions and an abundance of character, with a focal point fireplace, elegant ceiling rose, and decorative coving it creates an inviting space to relax and unwind.

Continuing through the property, the well-appointed kitchen is fitted with oak base and wall-mounted units paired with dark granite-effect worktops for an efficient workspace. A pantry-style cupboard provides additional storage. The kitchen flows into a bright, open-plan dining area, an ideal setting for both everyday family meals and entertaining guests. A delightful skylight floods the space with natural light. Just off the dining area is a convenient W.C.

Located on the ground level is Bedroom One, which boasts generous proportions. A flexible sitting room located at the foot of the stairs, offers a versatile additional living space. Completing the ground level is a three-piece shower room comprising of a walk-in shower cubicle, W.C. and wash hand basin.

The upper level comprises a further two well-proportioned double bedrooms, each enhanced by Velux windows that allow an abundance of natural light, along with generous dimensions.

The rear garden is designed for low maintenance and is bordered by mature greenery, creating a private and peaceful setting. It also benefits from two greenhouses and a garden shed, providing ample storage space.

The property is ideally located within walking distance to a host of local amenities, shops and Beith Primary School. The property is also within catchment of Garnock Community Campus with 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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