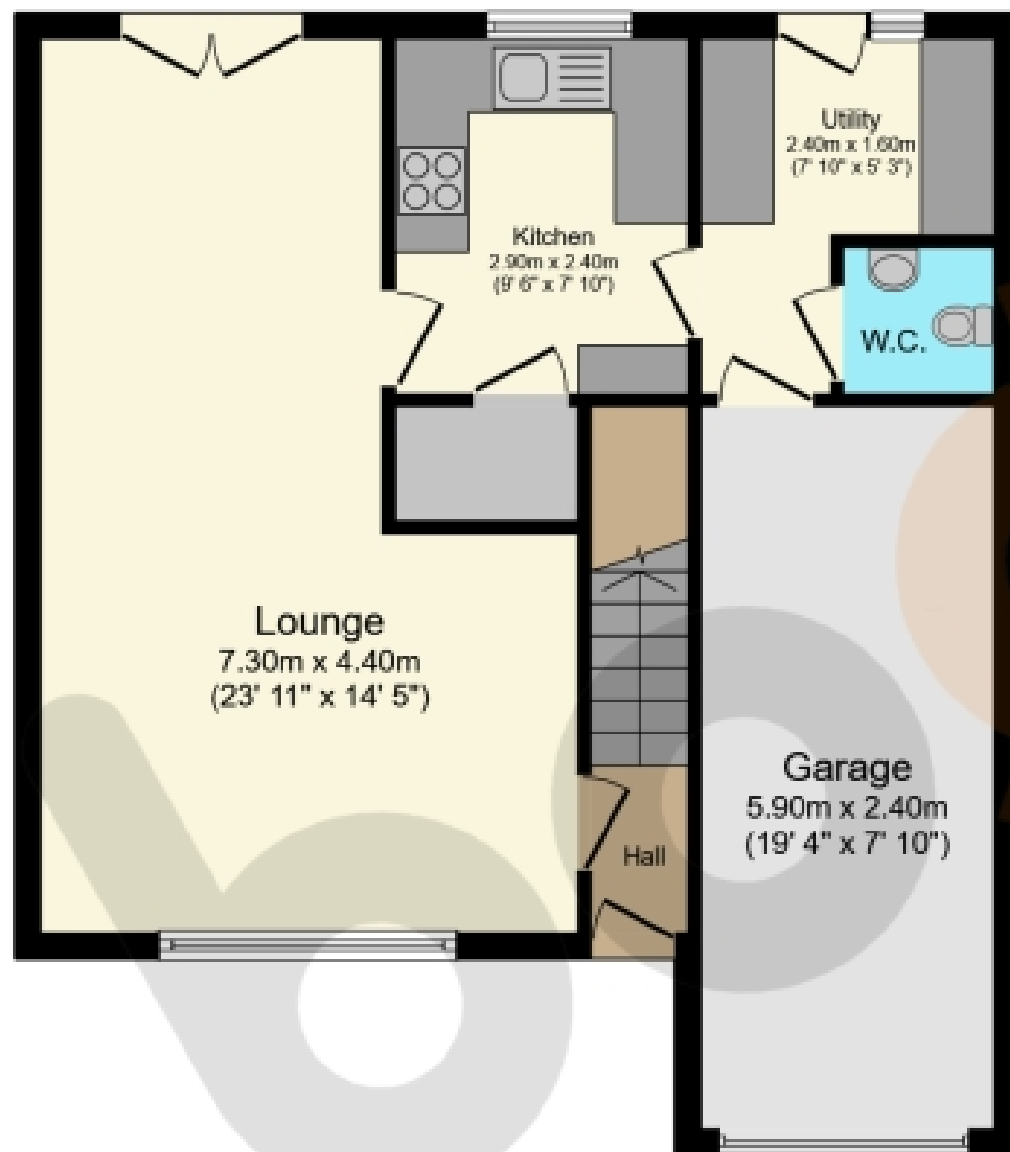




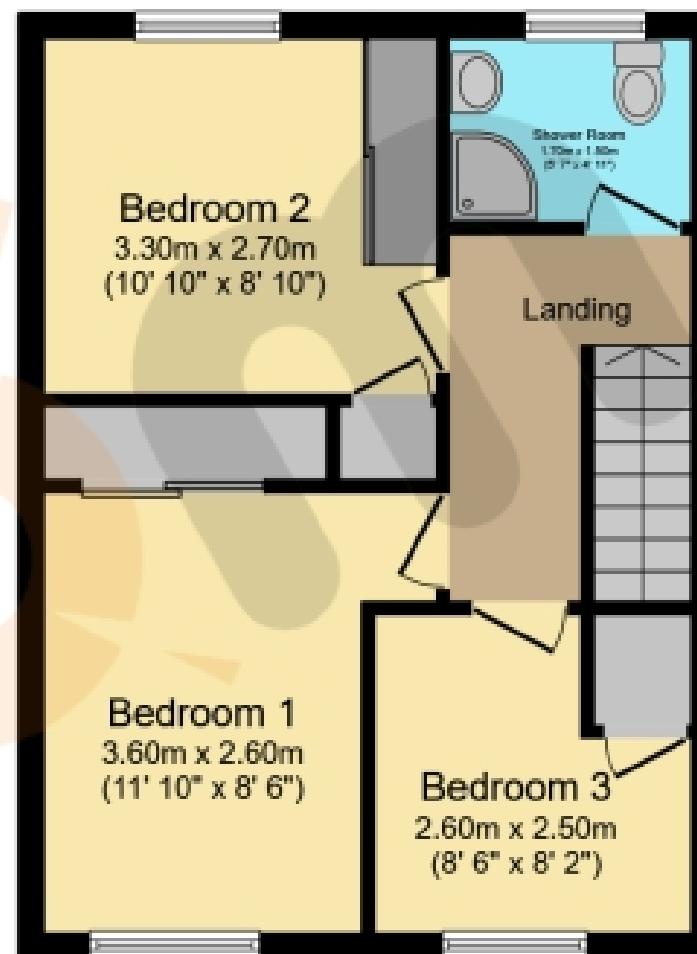
Morrishill Drive, Beith

Offers Over £200,000





Ground Floor



First Floor

Total floor area: 99.5 sq.m. (1,071 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

Upon entering the home, you are welcomed into a bright entrance hallway which provides access to the main living accommodation. The generously proportioned lounge is an impressive and highly versatile space, featuring a large focal-point fireplace. The room comfortably accommodates both lounge and dining furniture while French doors provide direct access to the patio area within the rear garden.

Continuing through the ground floor, the property offers a stylish and contemporary kitchen finished to a high standard. The kitchen features a range of sleek, high-gloss grey base and wall-mounted cabinetry complemented by attractive granite-effect worktops, creating a modern and cohesive finish. Conveniently adjoining the kitchen is a utility room offering valuable additional space for household storage and everyday chores. Completing the ground-floor is a convenient W.C., an especially practical addition for busy family life and visiting guests.

Ascending to the first floor, the landing provides access to three bedrooms, Bedroom One and Two are both generously proportioned double rooms, while Bedroom Three provides a versatile additional room which would be ideally suited as a nursery or home office. The fully tiled shower room comprises a W.C., wash-hand basin with integrated vanity storage and a walk-in shower cubicle.

Externally, the property continues to impress with an extensive rear garden arranged across multiple levels. Designed to offer a variety of usable outdoor spaces, the garden incorporates both lawn and patio areas, providing excellent options for outdoor dining, entertaining, children's play and relaxation during the warmer months. The enclosed nature of the garden also makes it particularly appealing for families with children or pets. A greenhouse provides additional scope for gardening enthusiasts, while the external garage offers excellent storage for garden equipment, bicycles and other household items.

Ideally situated for Beith Primary and within walking distance of 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 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.

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. AI has been used to enhance this listing. Thank you.

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