



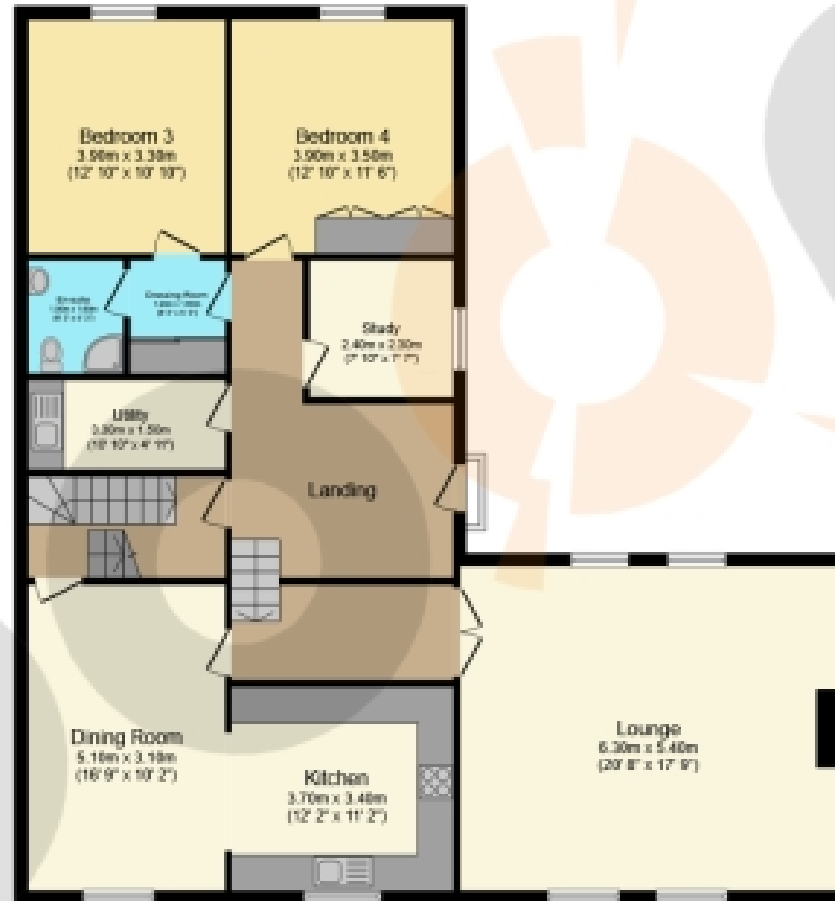
**Eglinton Street, Beith**

**Offers Over £425,000**





Ground Floor



First Floor



Second Floor

Total floor area: 309.0 sq.m. (3,327 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](http://www.Propertybox.io)

## THE PROPERTY

Welcome to "Callanish" and this fabulous, detached home which is sure to impress. Entering the property via the spacious multi-car monoblock driveway, you are welcomed onto the first-floor level, which hosts the lounge, kitchen, dining room and several bedrooms. The generously proportioned lounge is flooded with natural light from four large window formations, while a feature fireplace adds warmth and character to the space. Its impressive size makes it ideal for both family living and entertaining guests.

Continuing through the first floor, you'll find the open-plan kitchen/dining area. The kitchen is fitted with wood-effect cabinetry complemented by contrasting granite-effect worktops, combining style with practicality. Integrated appliances include a 5-ring gas hob with extractor hood, double oven/grill, fridge freezer, dishwasher, and complimentary Neff in-built stainless-steel fryer. The dining area offers ample space for a large dining table, creating the perfect setting for everyday meals and social gatherings. Also located on the first floor is a separate utility room, providing ample space for a washing machine, as well as additional countertop and storage solutions.

There are two bedrooms situated on the first level (Bedrooms Three and Four), which are both generously sized. Bedroom Three boasts its own en-suite shower room. There is an additional public room which is currently being utilised as a Home Office by our clients, however, would also make the perfect nursery.

On the ground floor, you will find Bedroom Six, the shower room and Home Cinema. The shower room is conveniently positioned beside the cinema room, which has been thoughtfully converted from the garage by the current owners. Featuring soundproof walls and cinema-style lighting, this fantastic entertainment space could also be adapted for additional accommodation if desired.

The second floor hosts the remaining bedrooms, including Bedrooms One, Two and Five. Bedrooms One and Two are both generously proportioned and each benefit from their own en-suite shower rooms. Bedroom One also features a spacious walk-in wardrobe, while Bedroom Two enjoys stylish French doors opening onto an impressive decked area. Bedroom Five provides further flexible living space and is currently being used as a Gaming Room. Completing the internal accommodation is the fully tiled family bathroom.

Externally, the rear garden has been designed with low maintenance in mind, predominantly laid with decking. Surrounded by mature trees, the garden also enjoys an elevated viewpoint overlooking the surrounding area, creating a peaceful outdoor retreat.

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.

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**www.thepropertyboom.com**  
**Head Office : 31 Braehead, Beith, KA15 1EG**  
**Tel: 0333 900 9089 / Email: smile@thepropertyboom.com**