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Grahamfield Place, Beith

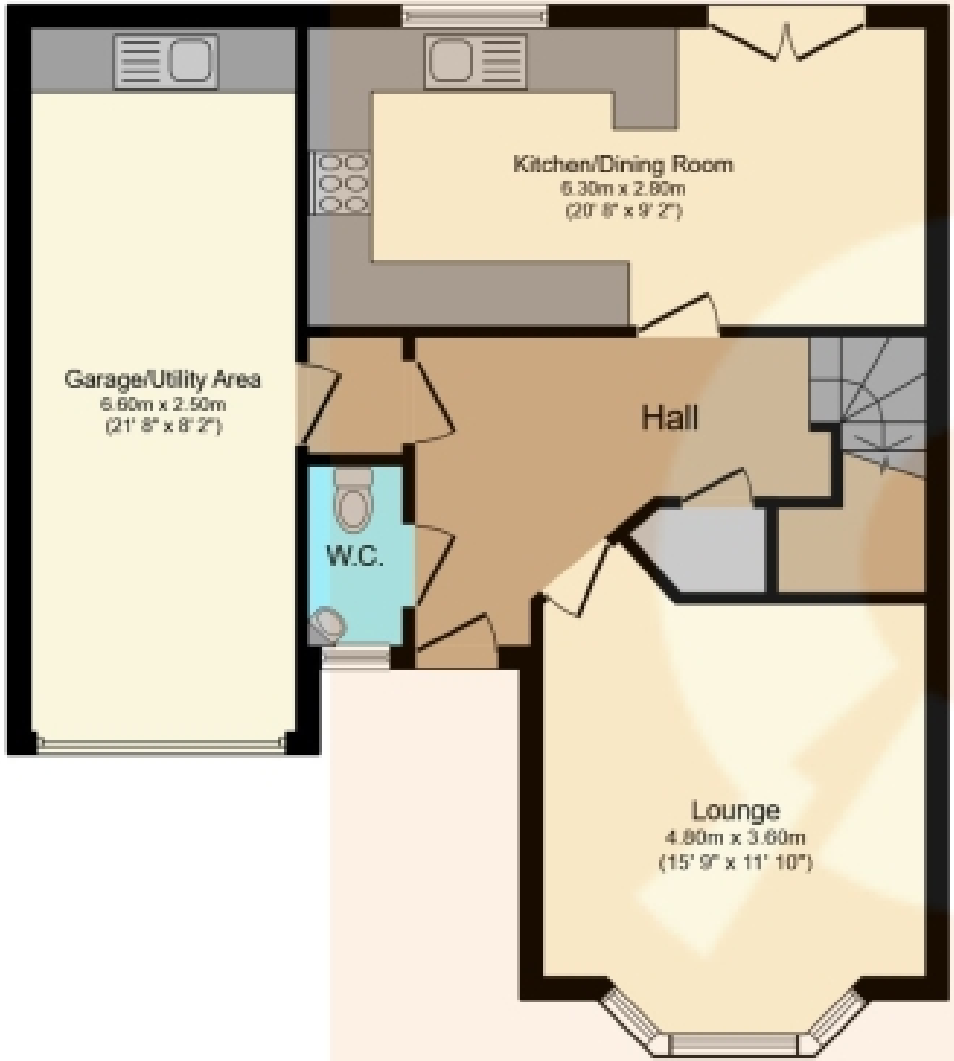
Offers Over £280,000



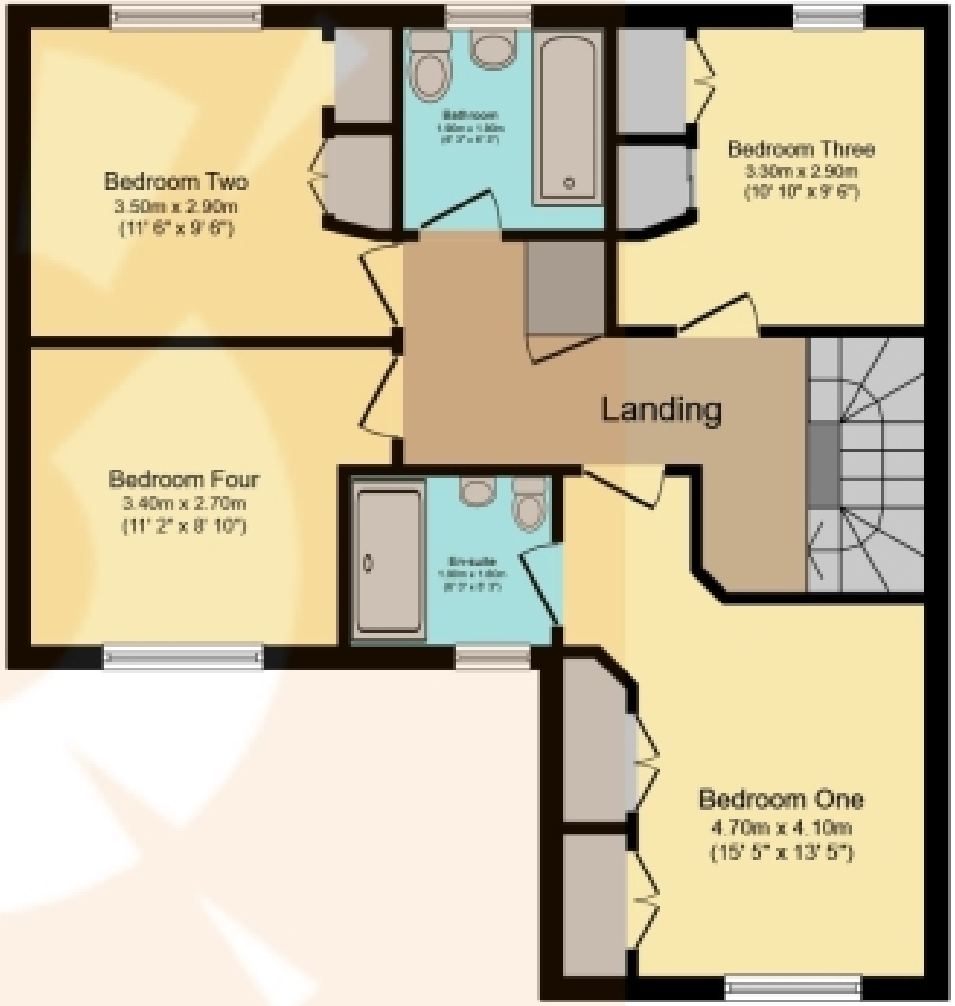








Ground Floor



First Floor

Total floor area 122.1 sq.m. (1,315 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

To the front, the property boasts a multi-car monoblock driveway, manicured lawn and integral garage, creating an excellent first impression and setting the standard within. You're welcomed into a bright reception hallway, where decorative wall panelling sets the tone for the interior. The stylish family lounge is filled with natural light from the front-facing bay window, with a contemporary fireplace set into a slatted feature wall, provides a focal point for the room.

The modern open-plan dining kitchen pairs sleek high- gloss cabinetry with granite effect worktops, a tiled splashback and under-cabinet lighting. A bank quality integrated appliances include a double oven and microwave, fridge, freezer, wine cooler, dish washer, hob and extractor fan, while the breakfast bar, with pendant lighting above offers a spot for casual meals. The dining area has space for a family-sized table, and French doors open directly onto the rear patio. A downstairs W.C. completes the ground level.

Into the upper level are four well-proportioned bedrooms, the principal bedroom benefits from an en-suite shower room with a shower cubicle, vanity basin and W.C. Two further bedrooms provide space for family or guests, and the fourth is currently arranged as a home office but could also utilized as a bedroom

The pristine family bathroom is finished in contemporary grey tiling, with a textured feature wall around the bath. The three-piece suite comprises a bath with over-bath shower and glazed screen, a vanity wash-hand basin and W.C.

Outside, the enclosed rear garden has been landscaped to create distinct areas for dining and relaxing. A paved patio immediately outside the French doors has space for a generous outdoor dining table. A neat lawn and planted borders soften the garden, with established shrubs and trees along the boundary.

The property further gains from gas central heating and double glazing throughout.
The property is ideally situated for Beith Primary and is within walking distance of the Garnock Community Campus with 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 is 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. AI has been used to enhance this listing.
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