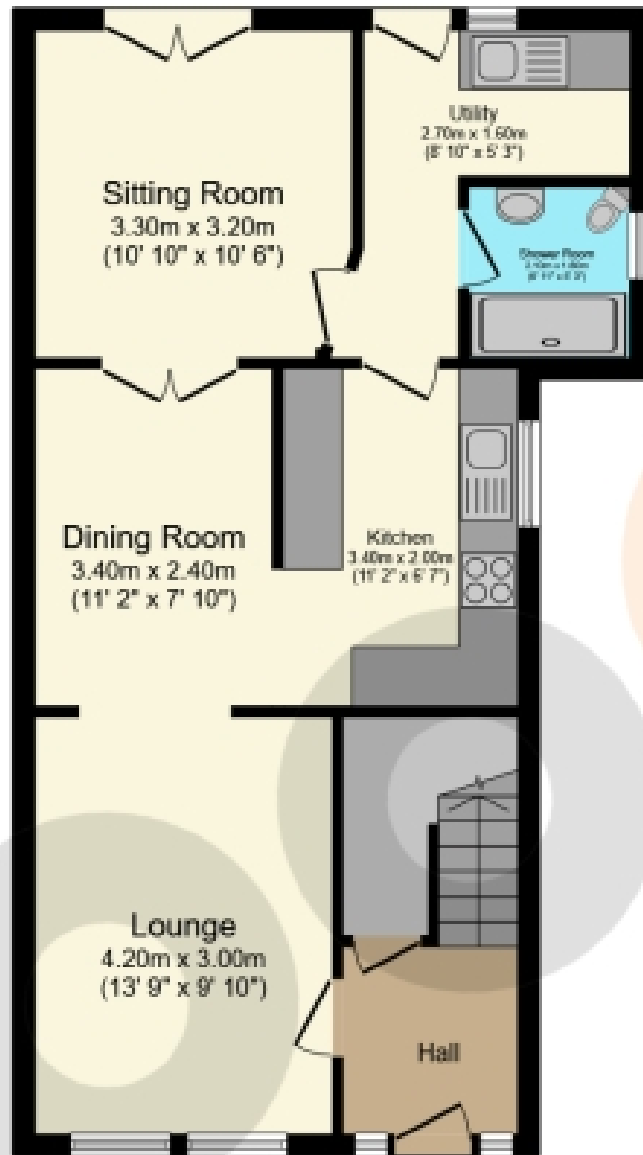




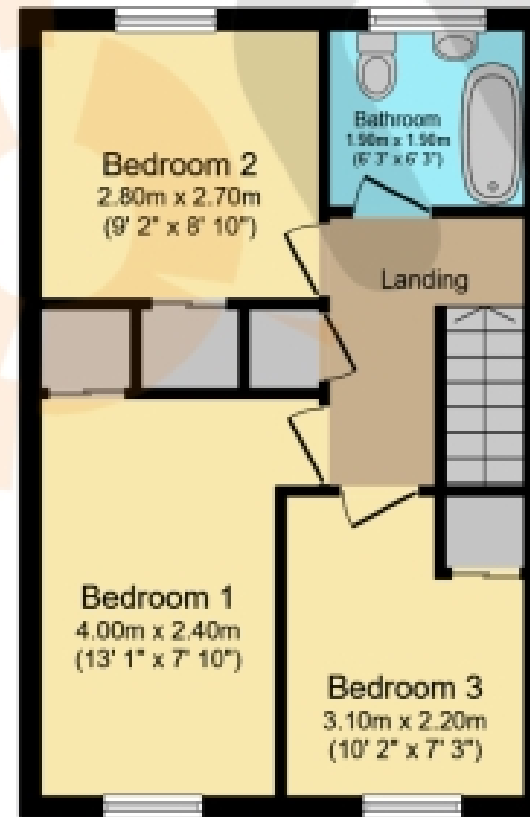
McMillan Crescent, Beith

Offers Over £149,995





Ground Floor



First Floor

Total floor area: 95.2 sq.m. (1,025 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

To the front of the home is a multicar driveway & carport offering plenty of safe off-street. You are welcomed into the entrance hallway, which leads through to the family lounge in the first instance, a stylish and inviting space presented in tasteful neutral décor, with generous proportions allowing for a variety of furniture layouts. Dark oak-effect flooring extends from the lounge through to the dining area and kitchen, with a large archway creating an open and seamless flow between the spaces.

The kitchen is fitted with dark granite-effect worktops paired with light oak-effect base and wall-mounted units. There is ample room for freestanding appliances where desired, while the spacious dining area comfortably accommodates a family-sized table, making it ideal for both everyday living and entertaining.

To the rear of the property, a thoughtful extension provides an additional sitting room full of character with a skylight and French doors opening onto the garden patio. Adjacent to this space is a useful utility room and shower room, complete with a walk-in shower, wash hand basin and W.C.

The first floor comprises three well-proportioned bedrooms and the family bathroom. Bedrooms One and Two benefit from built-in storage, while the bathroom is fitted with a bath with overhead shower, wash hand basin and W.C.

Outside, the rear garden has been designed for low-maintenance enjoyment, with the majority laid to a well-kept patio. Fully enclosed by tall timber fencing, it offers a private outdoor space ideal for relaxing or entertaining.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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