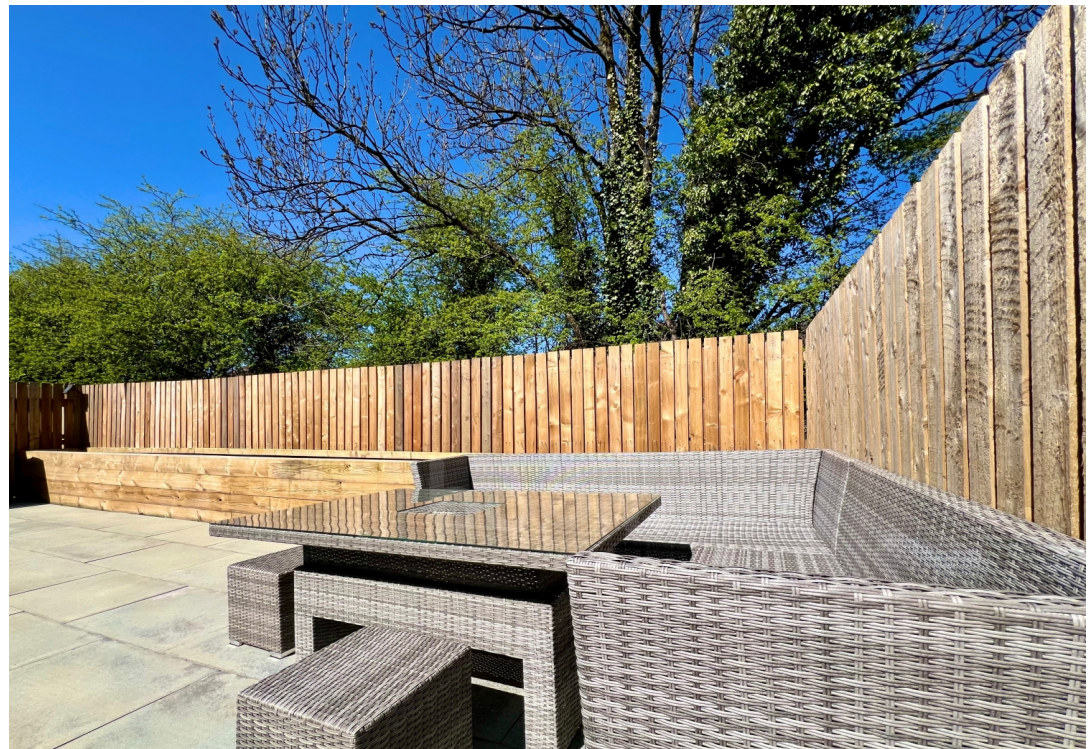
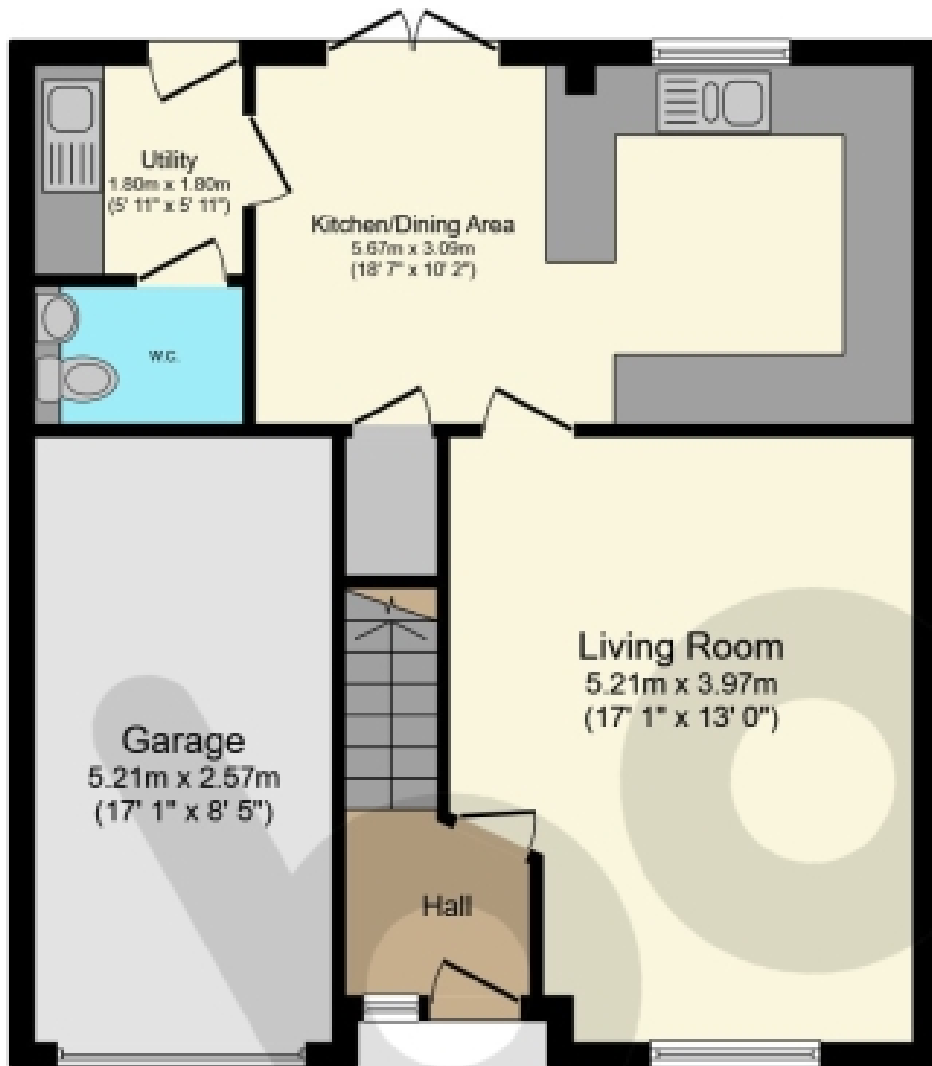




**Colville Crescent, Beith**

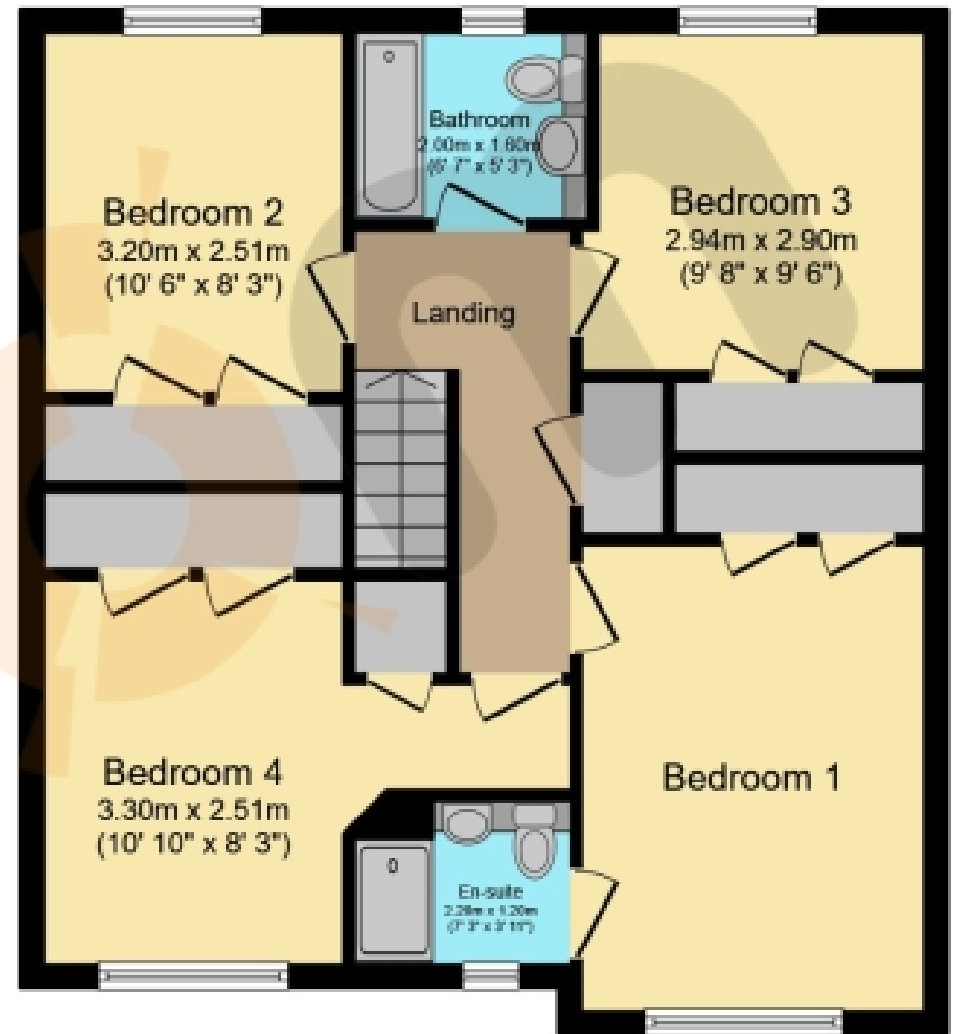
**Offers Over £270,000**





### Ground Floor

Floor area 62.8 sq.m. (676 sq.ft.)



### First Floor

Floor area 61.7 sq.m. (664 sq.ft.)

**Total floor area: 124.5 sq.m. (1,340 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

This fabulous, four-bedroom detached villa in a sought-after estate offers spacious and comfortable living, complete with a multi-car driveway leading to integral garage. To the rear, the property boasts a fully enclosed garden, perfect for children and pets alike.

Walking up the driveway and into the home, you are first welcomed into the lounge. This stylish space features neutral décor throughout, with soft tones creating a calm and contemporary feel. Glass-panelled doors enhance the sense of light and space, and give direct access to the kitchen.

The ultra-modern dining kitchen is well-equipped with a range of integrated appliances, including a fridge freezer, double oven, gas hob, extractor fan and dishwasher alongside an abundance of sleek base and wall mounted cabinetry providing plenty of storage space. A convenient utility room and W.C. are located just off the kitchen.

Upstairs, the first-floor hosts four well-proportioned bedrooms. Bedroom One benefits from its own en suite shower room. Completing the accommodation internally is the contemporary family bathroom comprising of a bath, wash hand basin and W.C.

The rear garden is designed for low maintenance, featuring a large patio area and enclosed by wooden fencing, providing lots of privacy.

Glengarnock has a host of great local close by, including a health centre and well-known supermarket. The property is also within the catchment area for Garnock Community Campus which combines nursery, primary and secondary education alongside 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 literally on the doorstep 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.

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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 and no guarantees are given. Thank you. 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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