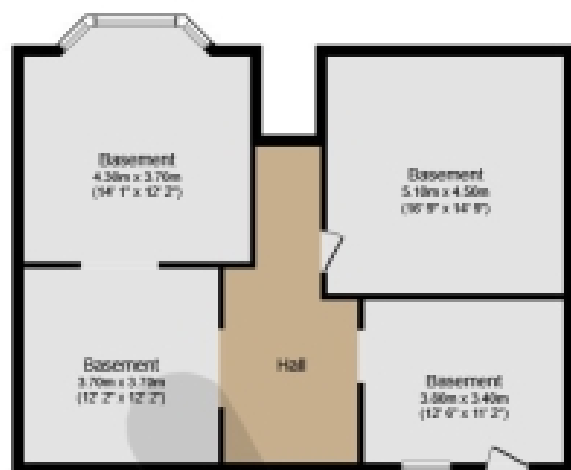




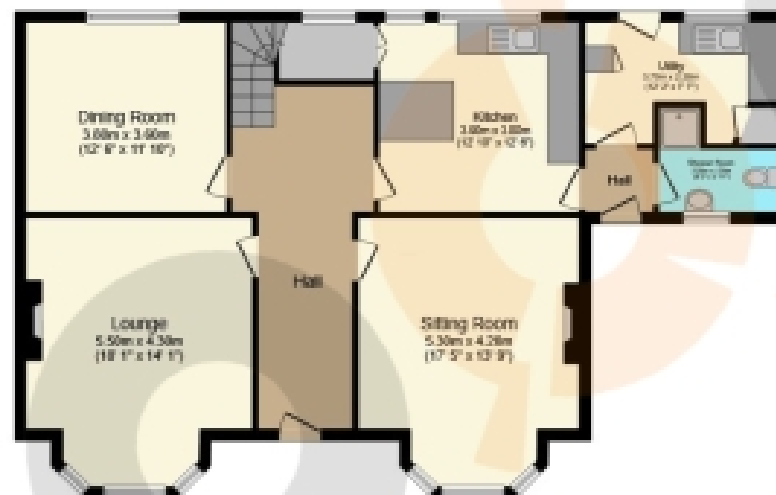
Dalry Road, Beith

Offers Over £350,000





Basement



Ground Floor



First Floor

Total floor area: 266.5 sq.m. (2,869 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

From the moment you arrive at the gates, you are immediately captivated by the idyllic setting of this beautiful home. Enclosed by a charming stone wall, the property is framed by manicured lawns, colourful shrubbery and mature fruit trees, creating an enchanting and almost storybook feel. A generous multi-car monoblock driveway leads towards the entrance. Stepping inside, you are welcomed by a bright and inviting reception hallway, providing access to the majority of the ground-floor accommodation.

Positioned to the front of the property, the formal lounge is an impressive and inviting reception room, rich in period detail. A substantial bay window allows an abundance of natural light to flood the space, while traditional cornicing, a decorative ceiling rose and a prominent focal-point fireplace with original surrounds further enhance the room's character.

Across the hallway lies a second spacious sitting room, offering similarly attractive period features including intricate cornicing and an incredible efficient wood burning stove. This highly versatile room could comfortably serve as a more informal family sitting room, a dedicated home office, or an additional fourth bedroom.

Continuing through the ground level, the modern fitted kitchen provides a practical and characterful heart to the home. The kitchen is fitted with a range of shaker style wall and base-mounted cabinetry, paired with an attractive blend butcher-block and marble effect worktops. A traditional Aga takes centre stage, providing a practical focal point to the kitchen while helping to keep the home warm throughout the day. Adjoining the kitchen is a useful utility room, together with a generous pantry offering valuable additional storage. Completing the ground floor is the family dining room, offering a fantastic space for family meals and entertaining, while a pristine three-piece shower room also serves the ground level

Into the upper level are three well-proportioned bedrooms, each comfortably accommodating a double bed. The first-floor further benefits from two generous storage cupboards, one of which has been used as a spacious walk-in wardrobe. The fully tiled family bathroom is fitted with a three-piece suite comprising a W.C., wash-hand basin and a large corner bath.

A particularly noteworthy feature of the property is the expansive basement, which extends beneath the footprint of the home. Currently offering an exceptional amount of storage space, this substantial area also presents considerable potential for further use or development. Externally, the rear grounds are another standout feature of the home. Fully enclosed and predominantly laid to lawn, the garden is enhanced by mature planting and established greenery, creating a private and attractive outdoor environment. Scenic views across the surrounding countryside provide an impressive backdrop, while the generous proportions make the space ideal for children, outdoor entertaining, gardening or simply relaxing and enjoying the surroundings.

Further benefits include double glazing, complemented by both gas central heating and electric heating throughout the property.

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.

Viewings are 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.

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