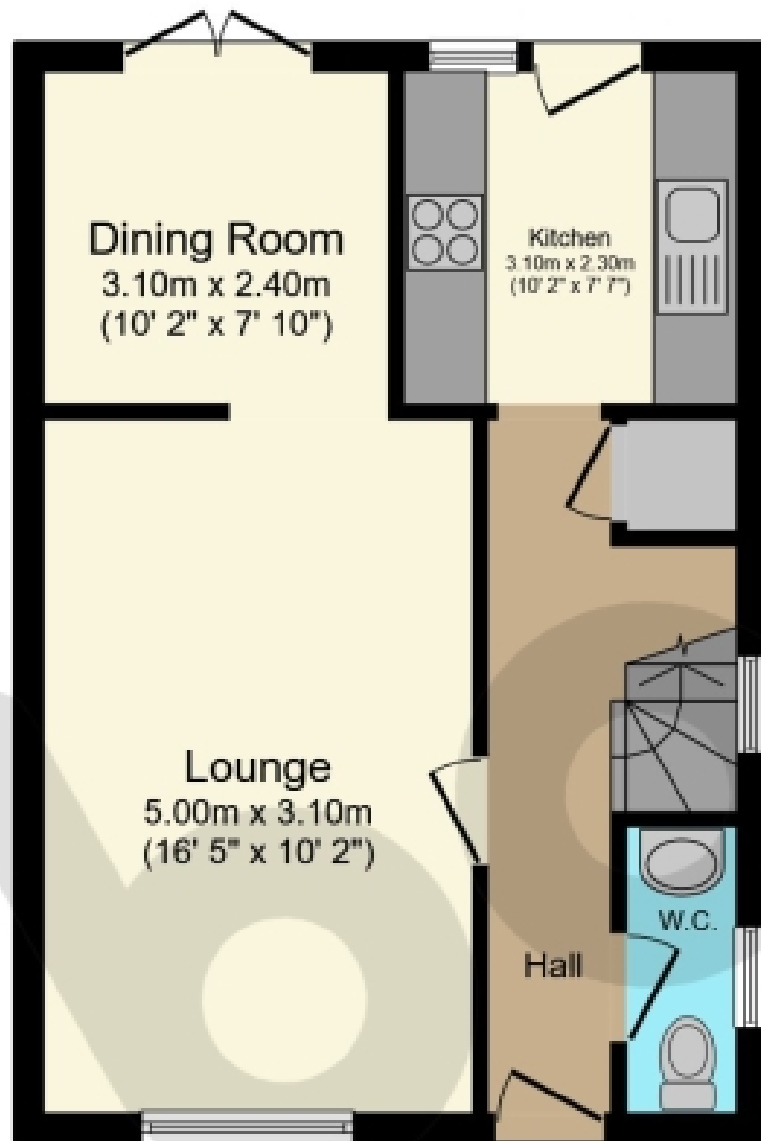




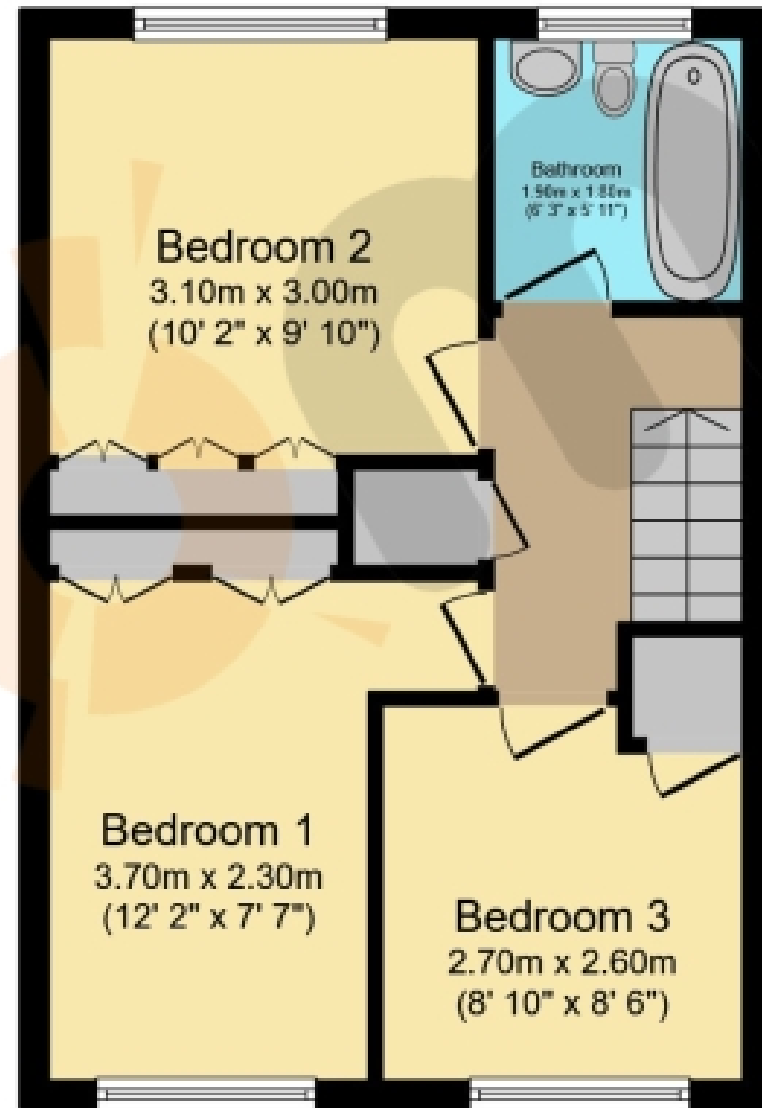
**Glebe Court, Beith**

**Offers Over £199,995**





Ground Floor



First Floor

Total floor area: 75.0 sq.m. (807 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 impressive three-bedroom family home offers a stylish and spacious interior, perfectly suited to modern family living. Externally, the property benefits from a multi-car driveway providing ample off-street parking, while the charming rear garden creates an attractive and relaxing outdoor space for entertaining, dining or enjoying the warmer months. Please call Boom now for lots more information and a copy of the Home Report.

Approaching the property via the multi-car driveway, the accommodation begins with a welcoming entrance hallway providing access to the principal ground-floor living spaces. The stylish lounge is beautifully presented in a tasteful neutral colour palette, with soft grey walls and coordinating carpeting creating a warm and contemporary atmosphere. A large picture window allows an abundance of natural light to fill the room, while the attractive focal-point fireplace adds further character and charm. The lounge flows seamlessly into a generous open-plan dining area, creating a sociable and versatile space that is perfectly suited to everyday family meals, formal dining and entertaining guests. French doors open directly onto the rear patio, providing an effortless connection between the indoor and outdoor living areas during the warmer months.

Continuing through the ground floor brings you to the recently replaced kitchen, which has been thoughtfully designed with a range of sleek off-white base and wall-mounted cabinetry, providing excellent storage throughout. Contrasting black marble-effect worktops offer a stylish finish while also supplying ample food preparation space. There is further accommodation for a variety of freestanding white goods and appliances. Completing the ground-floor accommodation is a newly installed W.C., adding valuable convenience for both residents and visiting guests.

The staircase leads to the first floor, where there are three generously proportioned bedrooms and the family bathroom. Each bedroom benefits from practical built-in storage solutions, helping to maximise the available floor space and maintain a clean, uncluttered finish. The recently replaced family bathroom is finished to a modern standard and comprises a W.C., wash-hand basin and bath with an overhead shower.

Externally, the beautifully maintained rear garden provides an inviting and private outdoor retreat. Mature greenery surrounds the space, complemented by a neatly kept lawn and a substantial patio area that is ideal for outdoor furniture, alfresco dining and entertaining throughout the warmer months. This property further gains new heating and double glazing throughout.

Ideally situated for Beith Primary and within walking distance of Garnock Community Campus with 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 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 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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