



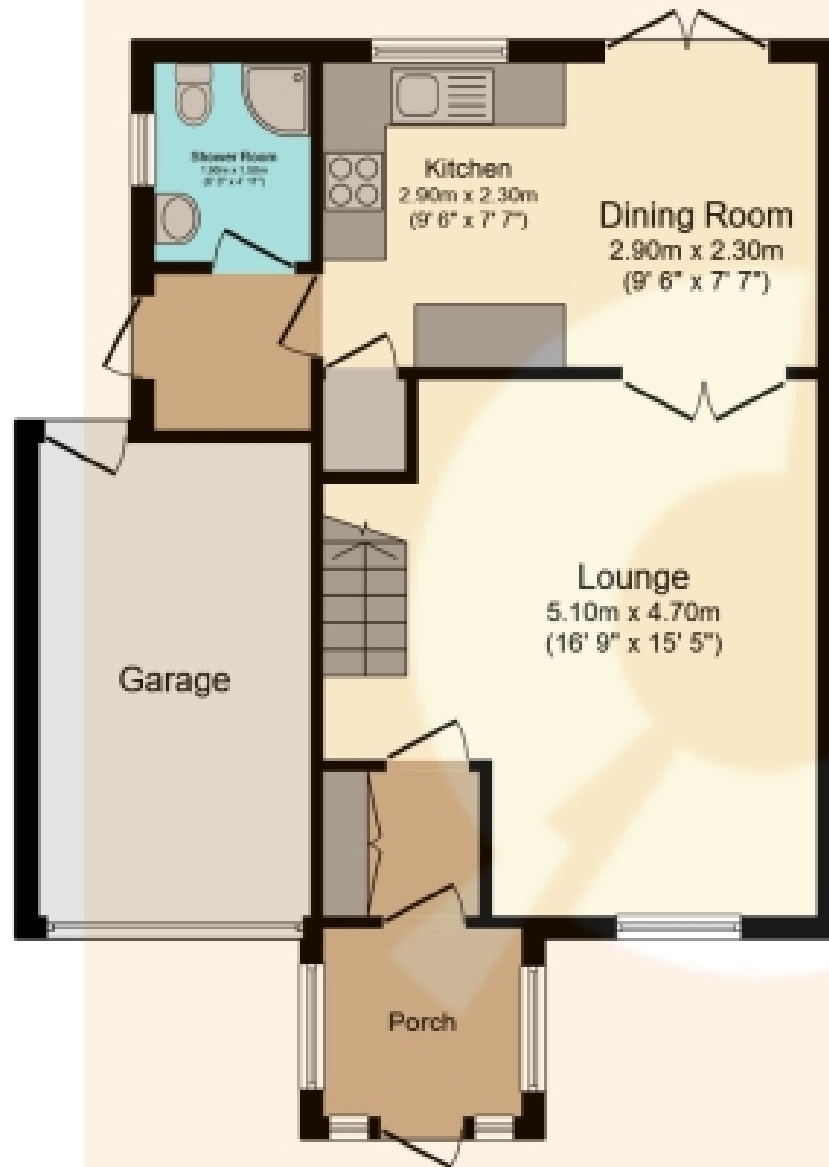
**12 Glebe Court, Beith**

**Offers Over £199,995**

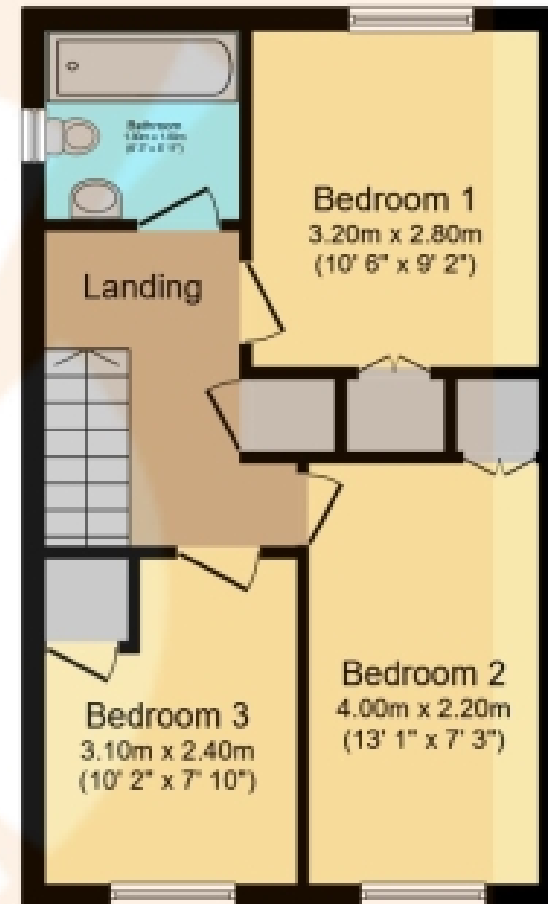








**Ground Floor**



**First Floor**

Total floor area 97.7 m<sup>2</sup> (1,051 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

**\*\*SELDOM-AVAILABLE FAMILY HOME \*\* PRESENTED IMMACULATEDLY THROUGHOUT \*\* GROUND FLOOR SHOWER ROOM \*\* INTEGRAL GARAGE & MULTICAR DRIVEWAY \*\* STONES THROW FROM PRIMARY SCHOOL – PERFECT FAMILY HOME \*\*** Please contact your personal estate agent, The Property Boom for much more information and a copy of the home report.

Welcome to No.12, a rarely available link-detached home situated within the highly sought after Glebe Court estate. The property offers spacious and flexible family accommodation, just a stone's throw from Beith Primary School and a 5-minute walk from Beith main street offering a variety of local amenities and public transport services.

To the front is a low maintenance multicar monobloc driveway and manured lawn section leading to the integral garage and front entrance. You're welcomed in the first instance through a bright and welcoming vestibule that leads to the family lounge.

The impressive family lounge has been decorated with neutral tones & flooring complimented by an abundance of light for a relaxing space to unwind. The lounge has been tastefully fitted with a media wall housing a focal point fireplace to create a delightful warmth.

The well-appointed kitchen has been fitted with an array of white gloss wall and base mounted units paired with dark granite effect worktops for a stylish workspace. The kitchen further benefits from an integrated four-ring gas cooker and oven alongside fridge freezer and dishwasher. A charming open plan layout flows seamlessly into the dining room that offers a fantastic space for entertaining guests with patio doors leading to the rear garden. Completing the ground floor is a pristine shower room comprising of walk-in shower cubicle, W.C. and wash hand basin.

Into the upper level are three generously proportioned bedrooms, with all bedrooms holding excellent in-built storage solutions. Completing the property internally is a fully tiled three-piece bathroom comprising of bathtub with overhead shower, W.C. and wash hand basin.

The rear garden is fully enclosed and fabulously low maintenance, it's predominantly monobloc with mature shrubbery & wooden fencing for added privacy - perfect for children and pets alike.

This property further benefits from gas central heating and double glazing which provides the entire home with a lovely warmth all year round.

Ideally situated for Beith Primary and within walking distance of the secondary School, 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 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.

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**www.thepropertyboom.com**  
**70 West Regent Street, Glasgow, G2 2QZ**  
**Tel: 0333 900 9089 / Email: smile@thepropertyboom.com**