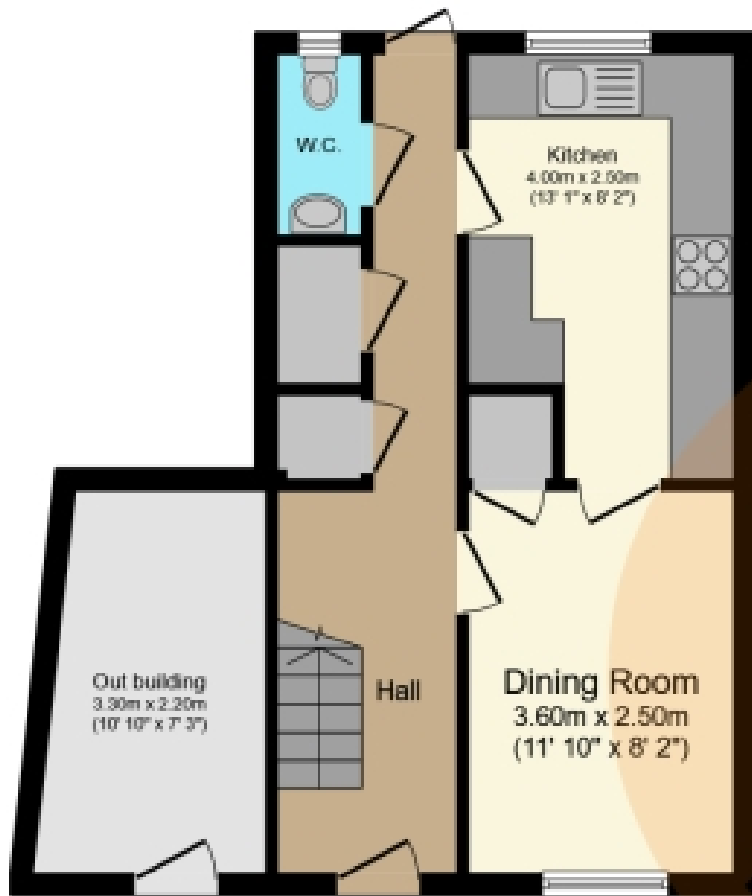




1 Bellmans Close, Beith

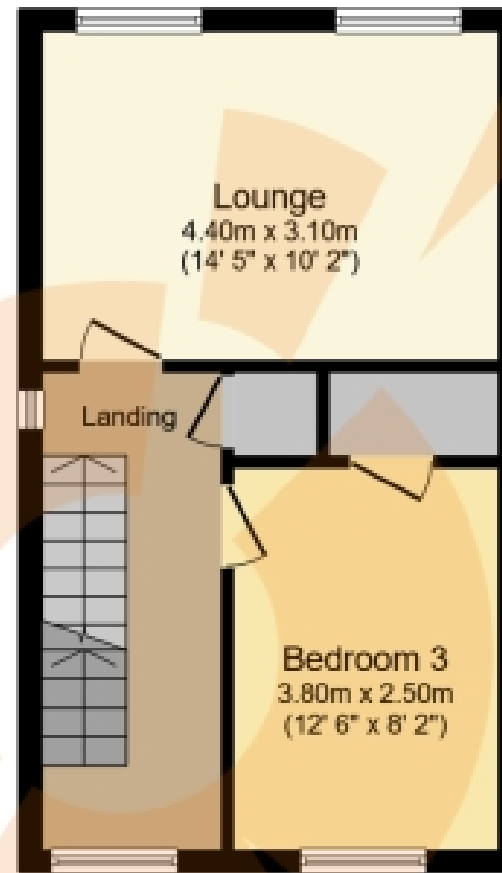
Offers Over £125,000





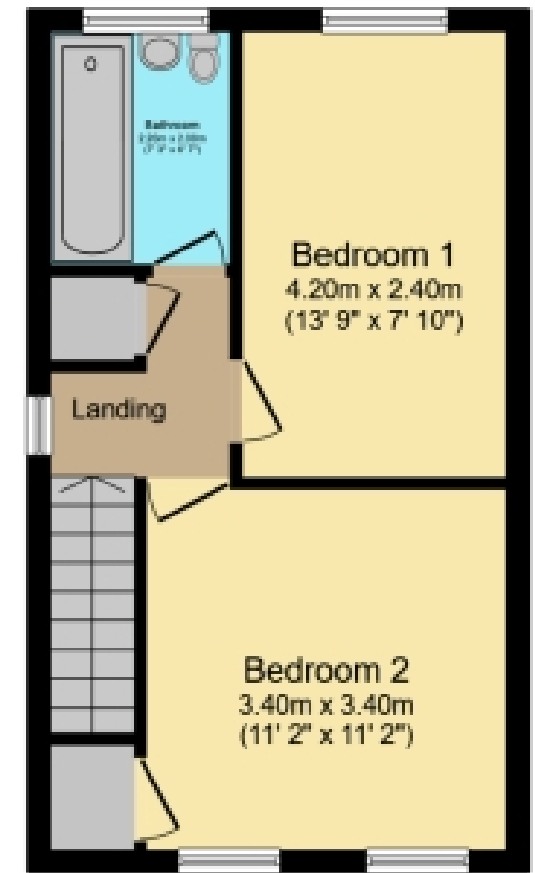
Ground Floor

Floor area 40.7 sq.m. (438 sq.ft.)



First Floor

Floor area 33.1 sq.m. (356 sq.ft.)



Second Floor

Floor area 33.1 sq.m. (356 sq.ft.)

TOTAL: 106.9 sq.m. (1,151 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

* THREE BEDROOM TERRACED TOWNHOUSE * 2 PUBLIC ROOMS * GENEROUSLY PROPORTIONED LOUNGE * WELL APPOINTED KITCHEN * THREE PIECE FAMILY BATHROOM * IMPRESSIVE DECKING AREA IN REAR GARDEN * Please contact your personal estate agents, The Property Boom, for much more information and a copy of the home report.

Welcome to No.1 Bellman's Close. This fantastic townhouse will present the ideal opportunity for families looking to join the property ladder.

The front of the property consists of a fully enclosed area, laid with decorative gravel leading to the front door. Entering the property, you are presented with a welcoming entrance hallway, featuring stylish neutral décor. The hallway seamlessly connects you with all the rooms on the ground floor.

The ground floor has a well-appointed kitchen, comprising of wall and base mounted cabinetry, stylish splash back tiling and quality integrated appliances. The granite effect work surfaces allow plentiful space for work. There is also a separate, charming dining room with access directly from the kitchen. Completing the ground floor is a convenient W.C.

The first floor of the property features a spacious family lounge, which benefits from 2 large windows, allowing floods of natural light, and stylish neutral décor. The smaller of the three double bedrooms is also on this floor, and features in built storage solutions.

The second floor of the property holds the last two bedrooms. Bedroom two also benefits from in built storage. Completing the interior is a three piece family bathroom, comprising of a w.c., bath, and a wash hand basin encased within a vanity unit.

To the rear of the property, is a fully enclosed garden, featuring an impressive decking area, the perfect space for dining alfresco on a warm summers' day. There is also a spacious outhouse to the right of the property.

The property further benefits from gas central heating and double glazing throughout.

Ideally situated for Beith Primary and within safe walking distance of the newly built 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. This impressive family home will be very popular. Please watch our property's video tour for a more detailed look. We would highly recommend an early viewing of this contemporary accommodation.

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.

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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