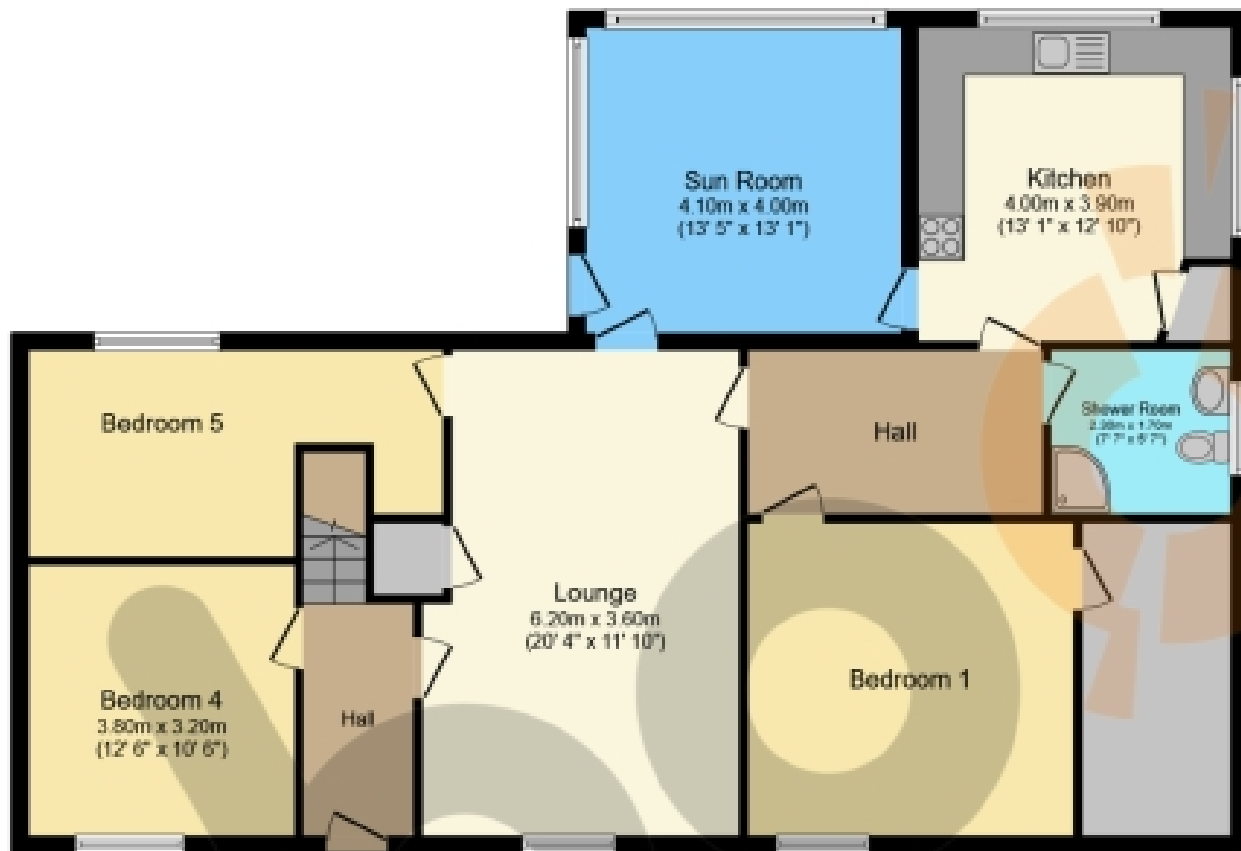


Bellevue Cottage, Off Lochfaulds Road, Beith

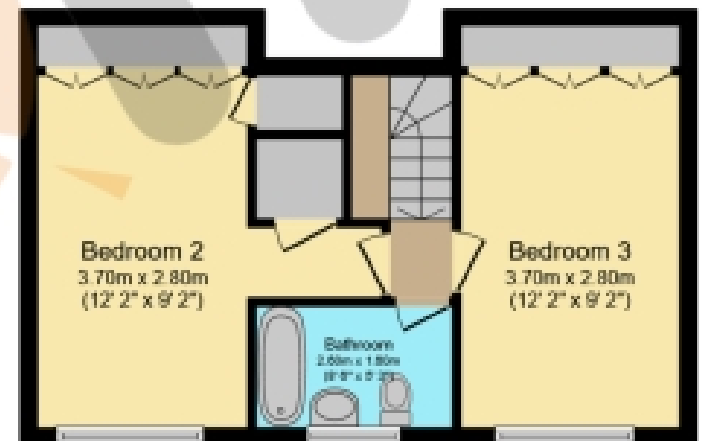
Offers Over £299,995





Ground Floor

Floor area 128.9 m² (1,388 sq.ft.)



First Floor

Floor area 40.3 m² (434 sq.ft.)

TOTAL: 169.3 m² (1,822 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

****CHARMING TRADITIONAL COTTAGE NESTLED WITHIN AYRSHIRE COUNTRYSIDE * PICTURESQUE SCENERY OF KILBIRNIE LOCH * RARELY AVAILABLE FAMILY HOME * EXTENSIVE & BEAUTIFULLY MAINTAINED REAR GARDEN * Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home report.**

Nestled within the breathtaking Ayrshire countryside, surrounded by rolling hills and a picturesque loch, Bellevue is a charming traditional cottage. This exceptional family home is a rare find on the market, offering spacious and flexible living.

The home occupies a substantial plot which benefits from masses of space for parking multiple vehicles, even boasting its own car port. Entering the property itself, you're welcomed through a bright and inviting entrance hallway, setting the tone for within. The spacious family lounge has been decorated with neutral tones and wooden effect flooring, paired with a multi-fuel stove for a warming atmosphere to relax and unwind.

The well-appointed kitchen holds plentiful storage in the form of white gloss cabinetry, contrasted with dark marble effect worktops for a stylish and efficient workspace with contemporary spotlights adding to the modern feel of the kitchen. The kitchen further benefits from ample space for freestanding appliances where desired as well as a pantry style cupboard for additional storage.

Adjacent to the kitchen is a charming, rear-facing sunroom-a perfect space for the whole family to enjoy, whether for entertaining guests or sharing an evening meal. Three generously proportioned bedrooms are located on the ground floor offering flexible living space for a multitude of uses, such as home office or workout room. Bedroom One also has the added benefit of a walk-in dressing area. Completing the ground level is a contemporary shower room, comprising of shower cubicle, W.C. and wash hand basin.

Into the upper level are a further two double bedrooms, both benefiting from excellent in-built storage solutions as well as picturesque views onto Kilbirnie Loch. An immaculate three-piece family bathroom completes the home internally, comprising of a rolltop traditional bathtub, W.C. and wash hand basin.

The rear garden is a true highlight of this property-a beautifully maintained, expansive plot offering a tranquil retreat right at your doorstep. Predominantly laid to lawn, the garden is framed by mature shrubbery that provide both privacy and glimpses of the Ayrshire countryside through the trees.

The property further benefits from double glazing & hybrid gas + air source central heating.

Park and ride facilities at both Lochwinnoch and Glengarnock train stations are both less than a 10-minute drive and a regular bus service from Beith 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.

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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. Thank you.

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