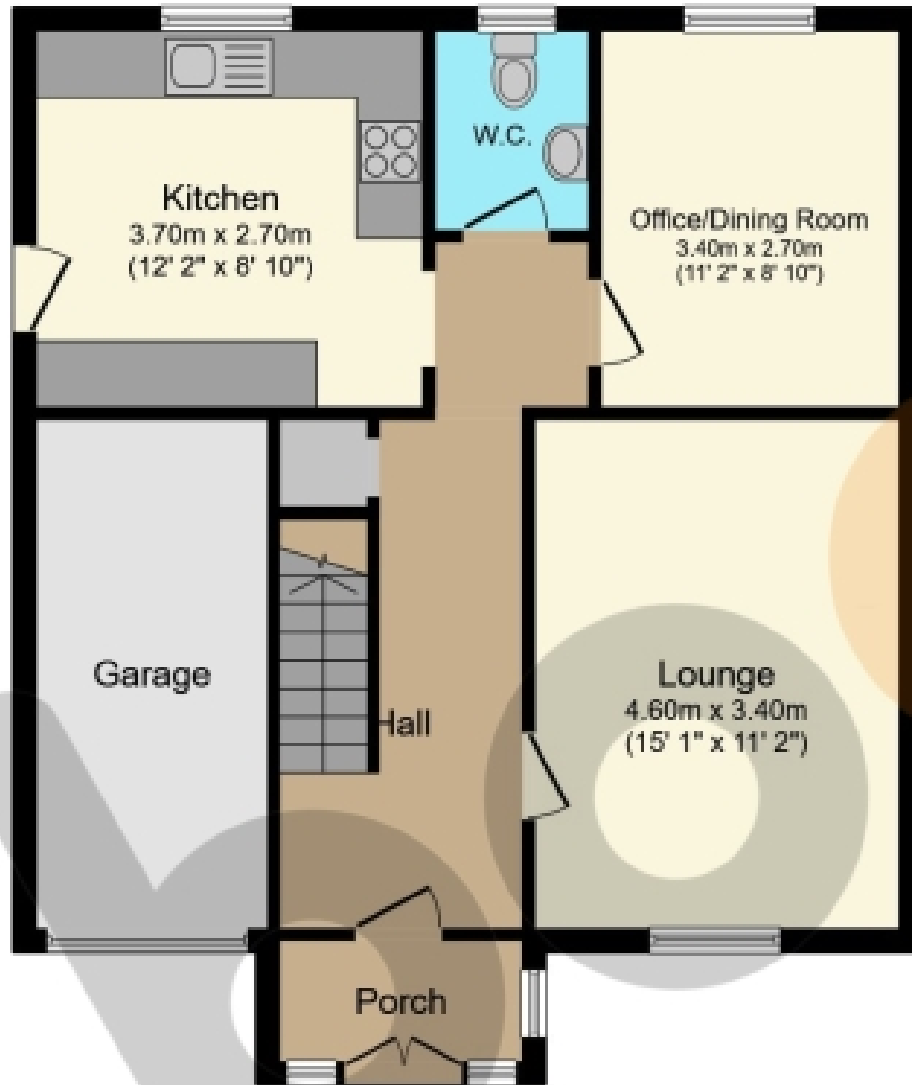




**13 De Morville Place, Beith**

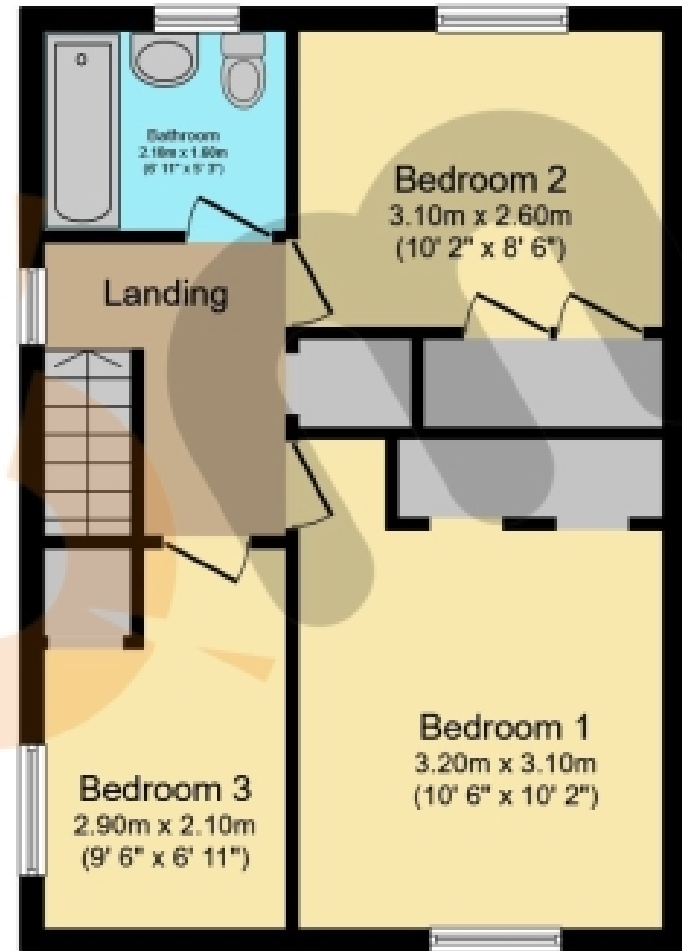
**Offers Over £190,000**





### Ground Floor

Floor area 65.8 m<sup>2</sup> (708 sq.ft.)



### First Floor

Floor area 45.4 m<sup>2</sup> (488 sq.ft.)

**TOTAL: 111.2 m<sup>2</sup> (1,197 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

Welcome to No.13 De Morville Place and this wonderful, detached family home situated within the sought-after Beith locale. This fantastic property not only offers spacious and flexible accommodation but is ideally located just a short 10-minute walk from all local amenities and Beith Primary School, making it the perfect family home.

Externally the home boasts a sizeable multi-car driveway and garage leading to the front entrance. You are welcomed through a bright and inviting porch, perfect for coats and jackets, then into a welcoming reception hallway which leads to the family lounge in the first instance.

The lounge is wonderfully spacious and decorated with soft neutral tones and is further complimented with a charming wood-burning stove. The window seat is not only a thoughtful addition to the room but adds much desired storage.

The well-appointed kitchen features an array of matte base mounted units paired with butcher block effect worktops for a stylish and efficient workspace. Integrated appliances include a 4-ring electric hob and electric oven/grill alongside space for freestanding appliances where desired.

Situated on the ground level is Bedroom Four, a spacious double bedroom holding masses of potential for flexible living space. Completing the ground level is a W.C. which is perfectly elegant in all its simplicity.

On to the upper level are three generous bedrooms with Bedroom One & Two benefiting from excellent in-built storage. Completing the property internally is a three-piece family bathroom comprising of bathtub with overhead shower, W.C. and wash hand basin.

The extensive rear garden is fully enclosed and predominantly laid to lawn, making it the perfect space for children and pets alike. The garden also boasts a sociable patio.

This property further benefits from gas central heating and double glazing, providing all rooms with a cosy warmth.

This ideal family home is a short walk to Beith Primary and within safe walking distance of the recently 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.

**WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY? TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.**

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.

**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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