




McEwan Fraser Legal
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Crummock Knowe

67 CRUMMOCK GARDENS, BEITH, NORTH Ayrshire, KA15 2HQ



Beith, North Ayrshire

Crummock Knowe is situated in the historic town of Beith, which originally relied on the textile trade as its main industry. Nowadays, it's a popular base for commuters, enjoying easy access to Glasgow airport, the M8 and Glasgow city centre. Local amenities include schooling, banks, supermarkets, a medical surgery and solicitors,

with a full range of high street shops and stores available in Glasgow, Paisley and Ayr.

The surrounding area offers opportunities for field sports including shooting, as well as fishing, golf (including Beith Golf Course, the 8th hardest amateur course in Britain) and sailing on the

Firth of Clyde. There are yachting marinas at Largs, Inverkip and Troon, all within easy reach. Glasgow airport (twelve miles) provides a range of domestic, European and International flights. Prestwick airport (twenty miles) has services to London and European destinations.

Crummock Knowe



Part Exchange available. We are delighted to bring to the market Crummock Knowe which is a beautifully presented three bedroom, detached, traditional cottage formed over two levels that is hidden away on a large garden plot in a popular pocket of Beith.

On entering this unique property, the welcoming hallway has periodic features which set the tone for the rest of the house and leaves you excited to see what the rest of the property has to offer. The two formal lounges, pleasantly located to the front of the property, are both flooded with natural light and hosts a variety of traditional features and focal points which will no doubt attract a wide variety of potential purchaser looking for their ideal home, these include features fires and bay windows.

The fitted kitchen has a selection of floor and wall mounted units with a contemporary work-surface, creating a fashionable and efficient workspace. It also has plumbed space for free-standing appliances. The separate dining room located next to the kitchen will come in useful for more formal entertaining and ensure the chef is never too far away from the party. This room could also be used to extend the kitchen for those who require a larger kitchen/family room. A useful three piece bathroom suite completes the impressive accommodation on this level.

A wooden staircase from the hallway gives access to the upper levels where, firstly, you will find a three piece family bathroom suite. The three well proportioned bedrooms on this level are all bright

and airy with a range of furniture configurations and space for additional free-standing furniture if required. Any of the bedrooms could be transformed to meet each individual purchaser needs and requirements such as a study or office for those requiring working from home arrangements.

Externally, the property is positioned on a large plot with extensive garden grounds to the front, side and rear. A private driveway provides off road parking for a number of vehicles. The garden grounds to the rear offer a level of privacy and are not over looked, a great spot to spend a summer's night with friends and family. The property has both gas central heating and double glazing creating a warm, yet cost effective way of living all year round.





Property Specifications



Approximate Dimensions
(Taken from the widest point)

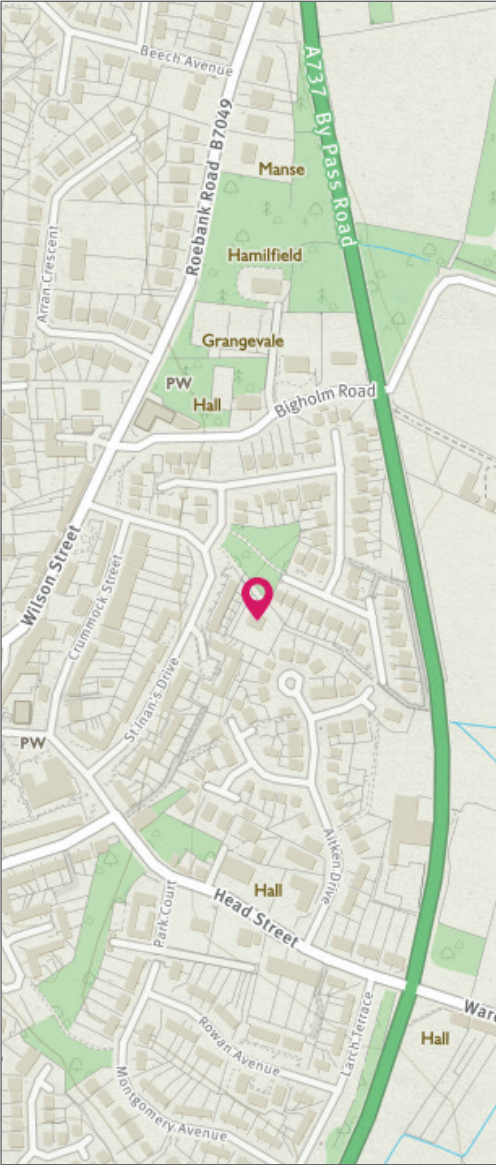
Lounge	5.20m (17'1") x 4.00m (13'1")
Family Room	5.60m (18'4") x 4.00m (13'1")
Dining Room	4.10m (13'5") x 3.35m (11')
Kitchen	3.80m (12'6") x 2.00m (6'7")
Bedroom 1	4.30m (14'1") x 4.10m (13'5")
Bedroom 2	4.10m (13'5") x 4.00m (13'1")
Bedroom 3	3.60m (11'10") x 2.00m (6'7")
Bathroom	1.95m (6'5") x 1.80m (5'11")
Upstairs Bathroom	2.50m (8'2") x 1.80m (5'11")

Gross internal floor area (m²) - 152m²

EPC Rating - F

Extras
(Included in the sale)

Carpets and floor coverings, light fixtures and fittings, curtains and blinds.





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Part
Exchange
Available

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