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85 Eglinton Street
BEITH, NORTH AYRSHIRE, KA15 1AJ

BEITH

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85

Eglinton Street is Beith 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 (12 miles) provides a range of domestic, European and International flights. Prestwick airport (21.5 miles) has services to London and European destinations.

Individually designed five/six bedroom detached villa, with an envious three tier garden to the rear

Positioned on an elevated plot with an interesting outlook



 5 BED	 3 BATH	 SINGLE GARAGE	ENERGY E EPC RATING
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Part Exchange available. We are delighted to introduce to the market the beautifully presented and individually designed detached villa split over two levels, the property provides extensive accommodation for a growing family. 85 Eglinton Street is extremely versatile and room usage throughout can be adapted to meet individual purchasers' needs and requirements. The sweeping driveway gives you access, then stepping through the main entrance on the ground floor, the marble flooring in the hallway that leads to the rest of the apartments on this level, sets the tone for the rest of this unique villa. The current owners originally used hallway as a balcony for many years then decided to transform this zone into a 'relaxing zone' by adding a roof, now making this an envious public room. Masses of light floods this area from the numerous windows and allows you to 'invite outside in' whilst boasting an interesting outlook. The formal lounge can be accessed from this area, the feature fire and surround allows the room to maintain a 'cosy' atmosphere. Many an evening has been spent in this zone unwinding after a hard day. The breakfasting

kitchen has a god range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient work-space. It further benefits from a host of integrated appliances and recces space for a breakfast table, a popular area when gran's breakfast is on the go. The formal dining area can be accessed from the kitchen and formal lounge. This area would be ideal for more formal dining with friends and family, as the chef is never too far away from the party. There is additional living accommodation on the ground floor which means the first floor could be left to the kids or guests. There are two well-appointed bedrooms ideally positioned on the ground floor. The master-bedroom, boasts an impressive en-suite to include walk in shower, and has a range of furniture configurations with the ample space accentuated by built-in wardrobes providing excellent storage. Both bedrooms have space for additional free standing furniture if required. A contemporary four piece family bathroom suite to include corner bath completes the impressive accommodation on this level.



ENTRANCE/
KITCHEN/
DINING AREA



...Masses of light floods this area from the numerous windows and allows you to 'invite outside in' whilst boasting an interesting outlook...

A wooden staircase from the ground floor leads you to the first floor accommodation where you will be greeted with a bright and airy welcoming hallway that leads to all apartments - thereafter a further three well proportioned bedrooms and an additional public room that will most definitely be popular with all member's of the family. The current owners have transformed this room into a 'family room' and is also frequently used to relax in with friends and family - with masses of space provided and a useful bar with a shower-room also on this level - you have everything you need. Any of the rooms can be transformed to meet each individual purchaser's needs and requirements such as a 'study/hot office' for those requiring working from home arrangement. Externally there is a garage for more off road parking - the space

provided in the garage has a huge amount of potential - for those seeking even more living accommodation, a staircase could be added from the ground floor level of the property into the garage to create a three-storey villa. The garden grounds have been designed to create a beautiful visual statement. The three tier rear garden will undoubtedly be the heart of this fantastic home. Spoiled for choice the sun will follow you to each part, along with catching the rays and the beautiful views - this zone will really catch your eye.

Double glazing and gas central heating has been provided throughout to create a warm, yet cost effective way of living all year round.

LIVING ROOM/ SUNROOM





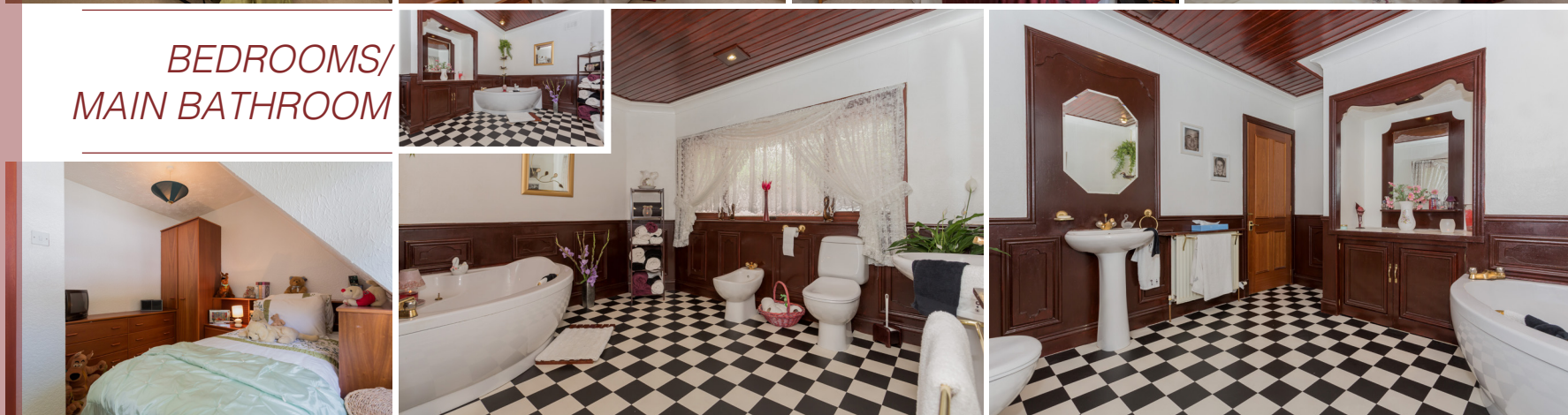
FAMILY ROOM

MASTER BEDROOM

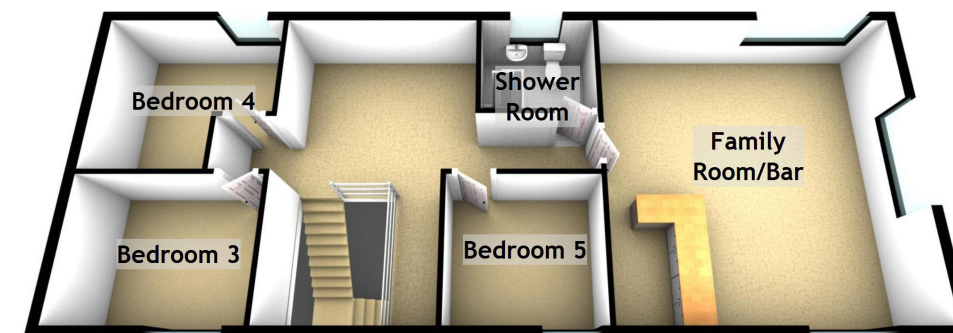
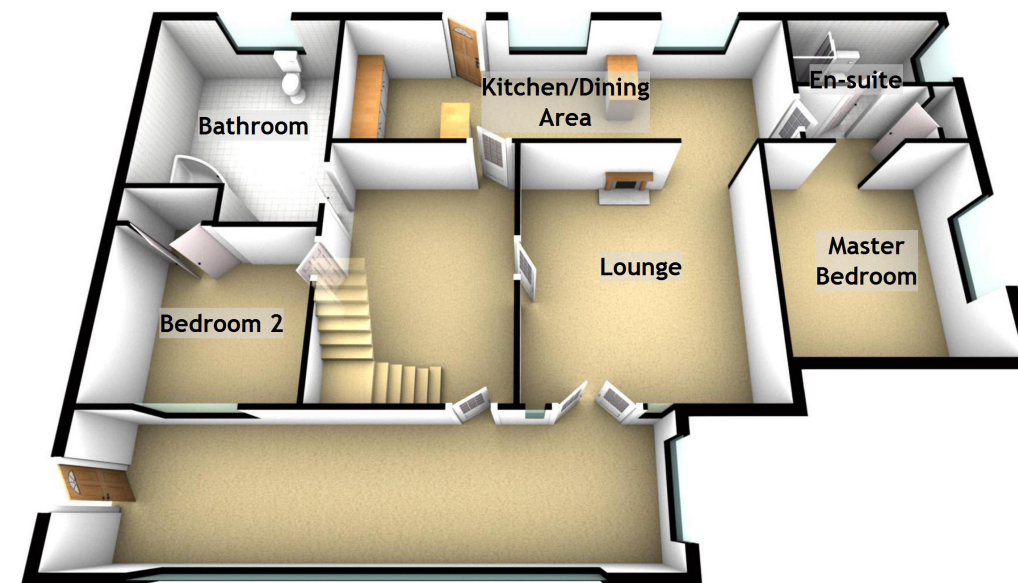




BEDROOMS/ MAIN BATHROOM



SPECIFICATIONS



APPROXIMATE DIMENSIONS (Taken from the widest point)

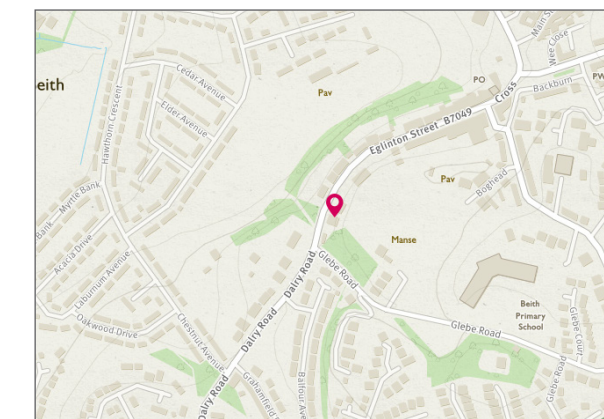
Kitchen/Dining Area	10.21m (33'6") x 2.60m (8'6")
Lounge	5.60m (18'4") x 4.05m (13'3")
Family Room/Bar	6.44m (21'2") x 5.70m (18'8")
Master Bedroom	3.90m (12'10") x 3.00m (9'10")
En-suite	2.23m (7'4") x 1.40m (4'7")
Bedroom 2	3.40m (11'2") x 3.00m (9'10")
Bedroom 3	3.40m (11'2") x 3.20m (10'6")
Bedroom 4	3.40m (11'2") max x 3.10m (10'2")
Bedroom 5	3.14m (10'4") x 2.80m (9'2")
Bathroom	3.50m (11'6") x 3.40m (11'2")
Shower Room	2.19m (7'2") x 2.04m (6'8")

GROSS INTERNAL FLOOR AREA (M²)

224 m²

EXTRAS

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






McEwan Fraser Legal
 Solicitors & Estate Agents

Part
Exchange
Available



Text and description
DIANE KERR
 Surveyor



Professional photography
GARY CORKELL
 Photographer



Layout graphics and design
EAMONN MULLANE
 Designer

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