

Stylish four bedroom detached villa

Tucked away in a popular pocket of Beith



5 Lochlands Grove

Beith, North Ayrshire, KA15 1BB



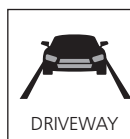
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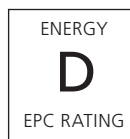
4 BED



1 BATH + WC



DRIVEWAY



ENERGY

D

EPC RATING

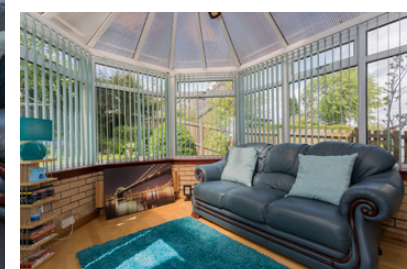


Beith

North Ayrshire

Beith is a historic town 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 (primary school is within a one minute walk!), 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.





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“...great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout...”



We are delighted to offer for sale this four bedroom, detached villa, in a quiet cul-de-sac, which benefits from a double storey side extension and a professional conversion of the garage (circa 2002), to create additional living accommodation. As part of the internal alteration, great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. A further appeal is the fantastic conservatory, which is a sheer delight on a summer's evening, overlooking the contemporary and fully enclosed rear garden.

On entering the home through the entrance hallway, it is immediately apparent that the current owners have meticulously looked after this family home for the seventeen years of their ownership, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family. The property is finished to a high standard throughout and, although of modern design, this substantial home offers spacious apartments similar to those found in traditional builds.

In more detail, the accommodation comprises: A welcoming hallway with a tiled floor. A very handy cloakroom/wc is located off this area. Immediately impressive and bright and formal lounge, which has a range of furniture configurations, with a feature fireplace and a picture window, flooding the room with natural light. Glazed doors open from this zone into the fantastic conservatory, which is a great room to just relax and chill, and offers superb views of the rear garden and the surrounding area. Doors open from here onto the patio. This is a stunning spot to spend a summer's evening entertaining and has been used for this purpose on many occasions! The kitchen has been beautifully fitted to include a good range of floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. It further benefits from an

integrated double oven, gas hob and extractor hood - making this the ideal kitchen for an aspiring chef! There is space for a dishwasher and a large under stairs cupboard provides further storage space. Access is gained from here into the extended dining/family room, which offers ample space for a table and six chairs for more formal dining with friends and family. This area is sure to be popular with all members of the family and will almost certainly become the central 'hub' of the home - it's the perfect spot for entertaining and the layout ensures the chef is never far away from the party! There is also a handy laundry room located off this zone, which has been plumbed for a washing machine and has space for a tumble dryer and benefits from the same range of units as the kitchen.

The upper level comprises of four well-proportioned bedrooms and a box room. The three larger bedrooms benefit from either a range of fitted or built in wardrobes and all have ample space for additional freestanding furniture if required. A contemporary and fully-tiled bathroom suite, with an electric shower over the bath, can also be found on this level. Access to the partly-boarded loft can be gained from the landing. There is also a large over stairs cupboard off the landing.

The high specifications of this family home also include both double glazing, gas central heating to radiators and an alarm system for additional peace of mind.

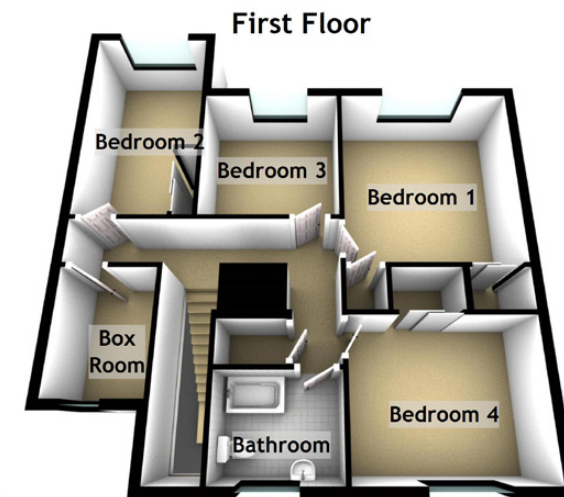
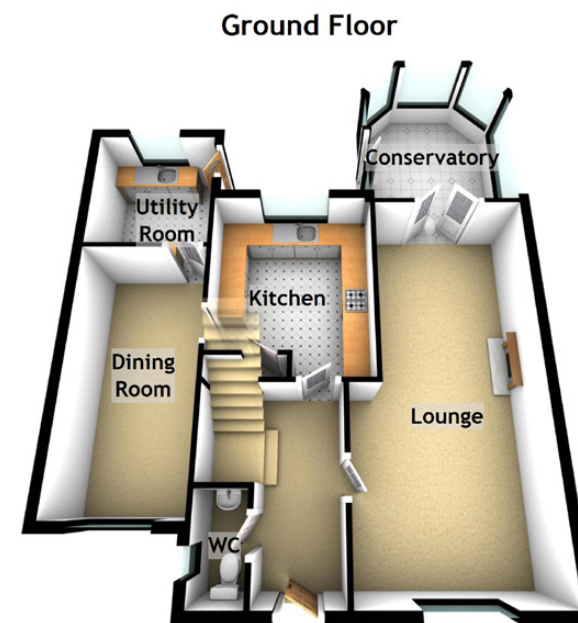
There is a well tended rear garden which is virtually maintenance-free and is fully enclosed and has the local church as its impressive backdrop - a truly magical site on a winter's night! The garden has been designed with entertaining in mind - a great spot to spend a lazy summer's day. To the front of the property there is a driveway providing off-road parking for one/two vehicles.



Bedrooms & Bathroom

Specifications

Floor plan, dimensions & map



APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	7.30m (23'11") x 3.50m (11'6")
Conservatory	3.40m (11'2") x 2.90m (9'6")
Kitchen	3.70m (12'2") x 3.10m (10'2")
Dining Room	5.00m (16'5") x 2.40m (7'10")
Utility Room	2.50m (8'2") x 2.40m (7'10")
Bedroom 1	3.80m (12'6") x 3.50m (11'6")
Bedroom 2	4.30m (14'1") x 2.40m (7'10")
Bedroom 3	2.80m (9'2") x 2.80m (9'2")
Bedroom 4	3.50m (11'6") x 2.90m (9'6")

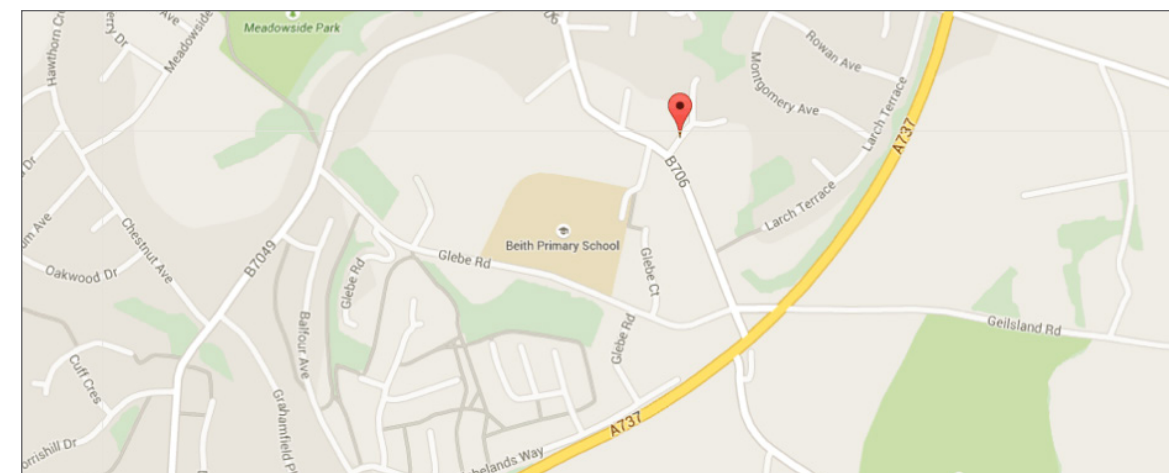
Box Room	2.40m (7'10") x 1.20m (3'11")
Bathroom	2.30m (7'7") x 1.90m (6'3")
WC	1.90m (6'3") x 0.90m (2'11")

Gross internal floor area (m²) - 148

EXTRAS

(Included in the sale)

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





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