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— J & A Johnston —

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## Lomond Crescent, Beith, Ayrshire, KA15 2EA



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# Lomond Crescent, Beith, Ayrshire, KA15 2EA

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

## DESCRIPTION

Your Move are proud to present to the market this ATTRACTIVE DETACHED BUNGALOW set within a corner plot in the POPULAR LOCATION of Lomond Crescent, Beith. The on the level accommodation comprises; bright spacious lounge, modern fitted kitchen, dining room, three generous double bedrooms and the modern fitted four piece family bathroom. The property further benefits from a system of gas central heating and is fully double glazed. Gardens to the front and rear, driveway and garage for secure off street parking.. Early viewing is essential to appreciate the accommodation on offer.

## LOCATION

The charming town of Beith has a number of local amenities, including shops for everyday needs, a post office, chemist and Co-op supermarket. In addition it offers local schooling at primary level with secondary schooling at Garnock Academy, Kilbirnie. Beith also boasts its own golf course, a regular rail service to Glasgow which operates from the nearby village of Glengarnock and the town is also well served by road links to Glasgow, Ayr and Irvine

## RECEPTION HALLWAY

**1.63m x 1.63m (5'4" x 5'4")**

Entered via attractive double glazed door, open access given to the lounge, large fitted storage facility, laminate flooring, wall mounted radiator, ceiling mounted light fitting, wall mounted light fittings.

## LOUNGE

**5.26m x 3.05m (17'3" x 10'0")**

Bright spacious lounge with large front facing double glazed window formation which allows ample natural light in to the room, fireplace with inset gas fire, open access to the dining area, laminate flooring, ceiling mounted spot light fittings, power.

## DINING ROOM

**3.99m x 2.16m (13'1" x 7'1")**

Dining area, side facing double glazed window formation, cupboard housing boiler, laminate flooring, wall mounted radiator, ceiling mounted spot light fittings, wall mounted light fittings, power, access to the kitchen.

## KITCHEN

**4.01m x 2.69m (13'2" x 8'10") L Shape 1.98m x 1.19m (6'6" x 3'11")**

L shape kitchen, fitted with a selection of floor and wall mounted units which allow ample storage, complimentary work surfaces and splash back tiling, integrated oven, hob, hood and microwave oven, inset porcelain sink, rear facing double glazed window formation, door leads to the garden, walk in storage facility, space and plumbing for appliances, tiled flooring, wall mounted radiator, ceiling mounted down lights, power.

## REAR HALL

Allows access to the three bedrooms and the bathroom, laminate flooring, wall mounted radiator, wall mounted light fittings, hatch allows access to the attic.

## BEDROOM 1

**4.01m x 2.82m (13'2" x 9'3")**

Master bedroom, rear facing large double glazed window formation, storage recess, laminate flooring, wall mounted radiator, ceiling mounted spot light fittings, wall mounted light fittings, power.

## BEDROOM 2

**3.00m x 2.87m (9'10" x 9'5")**

Generous double bedroom, rear facing double glazed window formation, laminate flooring, wall mounted radiator, ceiling mounted light fitting, power.

### BEDROOM 3

2.82m x 2.54m (9'3" x 8'4")

Well proportioned room, side facing large double glazed window formation, laminate flooring, wall mounted radiator, ceiling mounted spot light fittings, power.

### BATHROOM

1.73m x 2.54m (5'8" x 8'4")

Fully tiled bathroom, fitted with three piece suite which comprises; wc, wash hand basin, centre fill bath, shower enclosure, side facing opaque double glazed window formation allows privacy and natural light, wall mounted radiator, ceiling mounted spot lights.

### FRONT GARDEN

Mainly laid to lawn, mono bloc driveway allows off street parking, and leads to the garage, chipped driveway to the side of the property.

### REAR GARDEN

Enclosed with fence and hedge perimeter, mainly laid to lawn, paved patio areas, decorative chips..

### GARAGE

Entered via up and over door, garage with light and power.

### DIRECTIONS

Following the A737 from Dalry, continue towards the Manrahead Roundabout just before Beith, taking the second exit onto Dalry Rd. Turn slight left onto Reform Street, continue along turning left at Beech Avenue. Take a right at Cherrywood Drive then left into Lomond Crescent.

### DISCLAIMER

Please note that any heating services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.

### CLAUSES:

### MORTGAGE & FINANCIAL ADVICE:

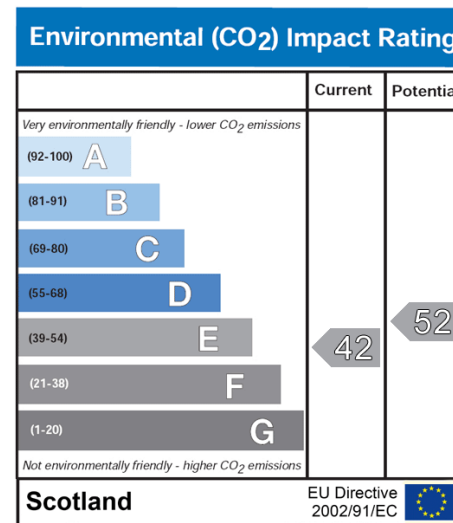
Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

### ALL MEASUREMENTS:

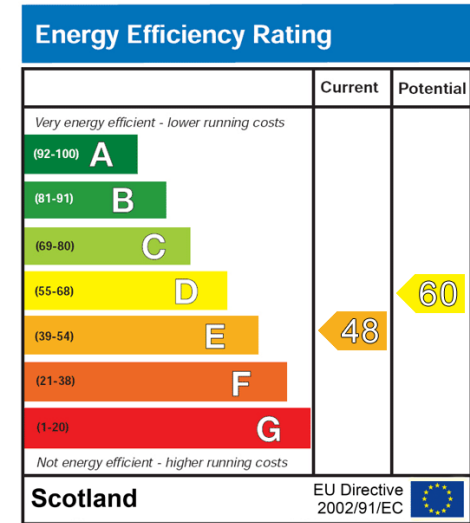
All Measurements are Approximate

### LASER TAPE CLAUSE:

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The energy efficiency rating\* is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

### OFFICE OPENING HOURS:

Mon-Fri 9:00-17:30 Sat  
10:00-13:00



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