



A stunning Edwardian villa full of character.

Hillcrest, 14 Glebe Road, Beith, Ayrshire, KA15 1EY



Drawing room • Sitting room • Dining room • Kitchen  
Utility room • Store room • Bathroom • Four bedrooms  
Shower room

Glasgow  
Glasgow Airport – 12 miles  
Prestwick Airport – 21 miles

### Directions

From Glasgow travel west along the M8 past Glasgow Airport following signs for the A737 towards Irvine. Continue on this road to Beith. On approach turn right onto B706 and continue straight onto Glebe Road.

### Situation

Hillcrest enjoys a beautiful setting within the traditional Ayrshire town of Beith, yet is a short drive to Glasgow city centre and airport.

The private road on which the property is situated is of particular note and occupies an elevated position.

Beith is a historic town which originally relied on the textile trade as its main industry. Nowadays it is a popular base for commuters, enjoying easy access to Glasgow Airport, the M8 and Glasgow city centre. Local amenities include banks, supermarkets, a medical surgery and solicitors. A full range of high street shops and stores are available in Glasgow, Paisley and Ayr.

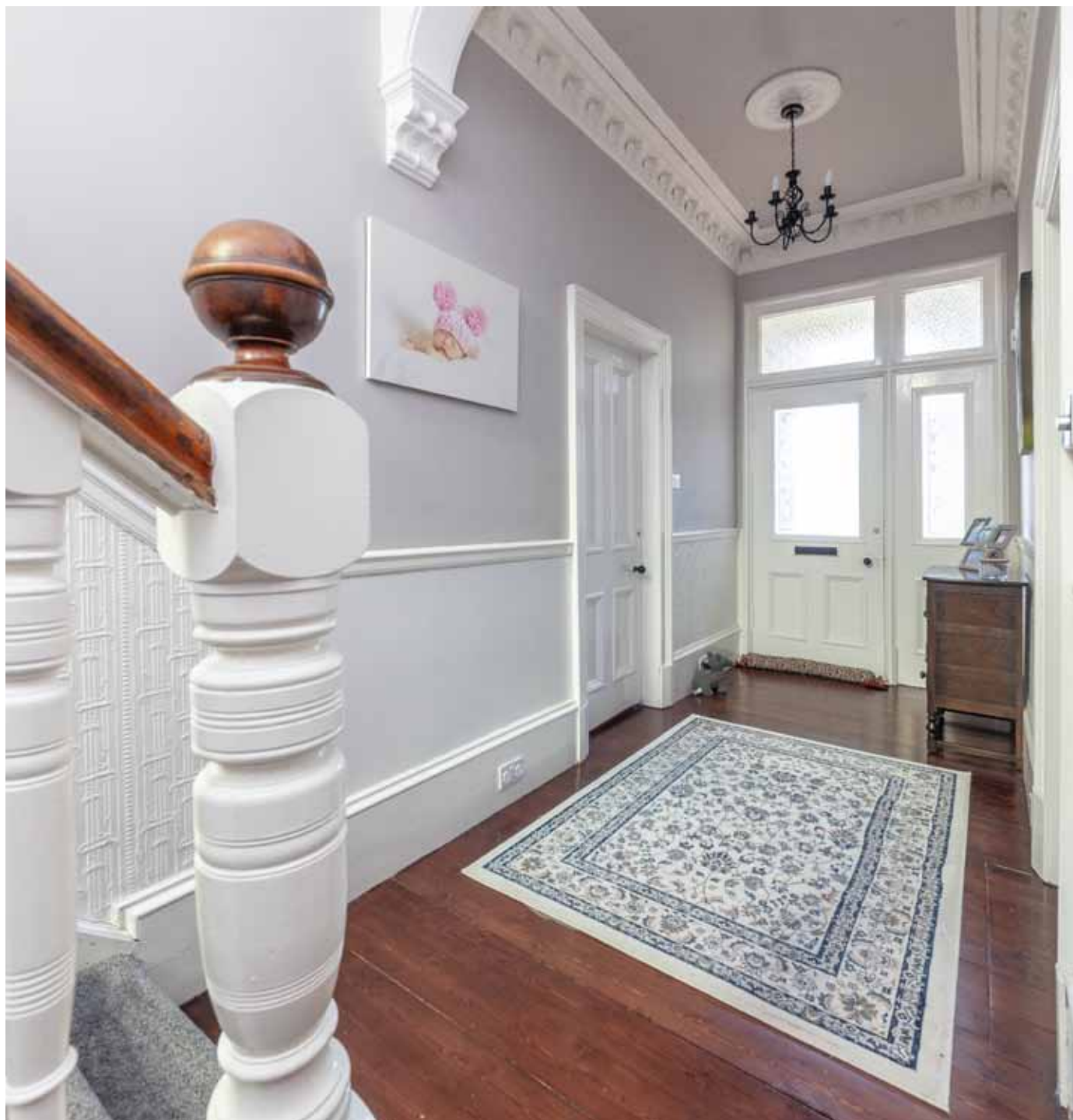
Close by there are a number of private and public schools and the surrounding area offers opportunities for field sports including shooting, as well as fishing, golf and sailing on the Firth of Clyde. There are yachting marinas at Largs, Inverkip and Troon, all within easy reach. Glasgow Airport (12 miles) provides a wide range of domestic, European and international flights. Prestwick Airport (21.5 miles) has services to London Stansted and many European destinations.

### Description

Hillcrest is an attractive traditional blond sandstone Edwardian villa occupying an enviable spot in a quiet residential street.

The well-proportioned accommodation is set over two floors and has been laid out with family living in mind, with a number of superb period features including fireplaces, coving and intricate ceiling designs.

The property has a lovely sense of arrival through the entrance vestibule leading to a wonderful reception hall with a prominent staircase in full view.





The drawing room, sitting room, dining room, kitchen and utility room are accessed from the hallway along with the staircase leading to the upper floor. A large family bathroom, complete with freestanding bath and separate shower is also located off the reception hall.

The spacious kitchen is accessed through the dining room and has a partial open plan layout. The kitchen has a blend of polished worktops and country style cupboard façades. A range cooker, plentiful storage and a wine fridge are just some of its features. On a functional level, off the kitchen is a spacious larder and French doors out into the rear garden.

The first floor is home to four double bedrooms and a box room, all of which flow neatly from a central landing. The master bedroom is the largest of the four and benefits from a generous bay window looking to the front of the property and beautiful ceilings. A contemporary family shower room with shower enclosure, freestanding washbasin and WC complete the living accommodation.

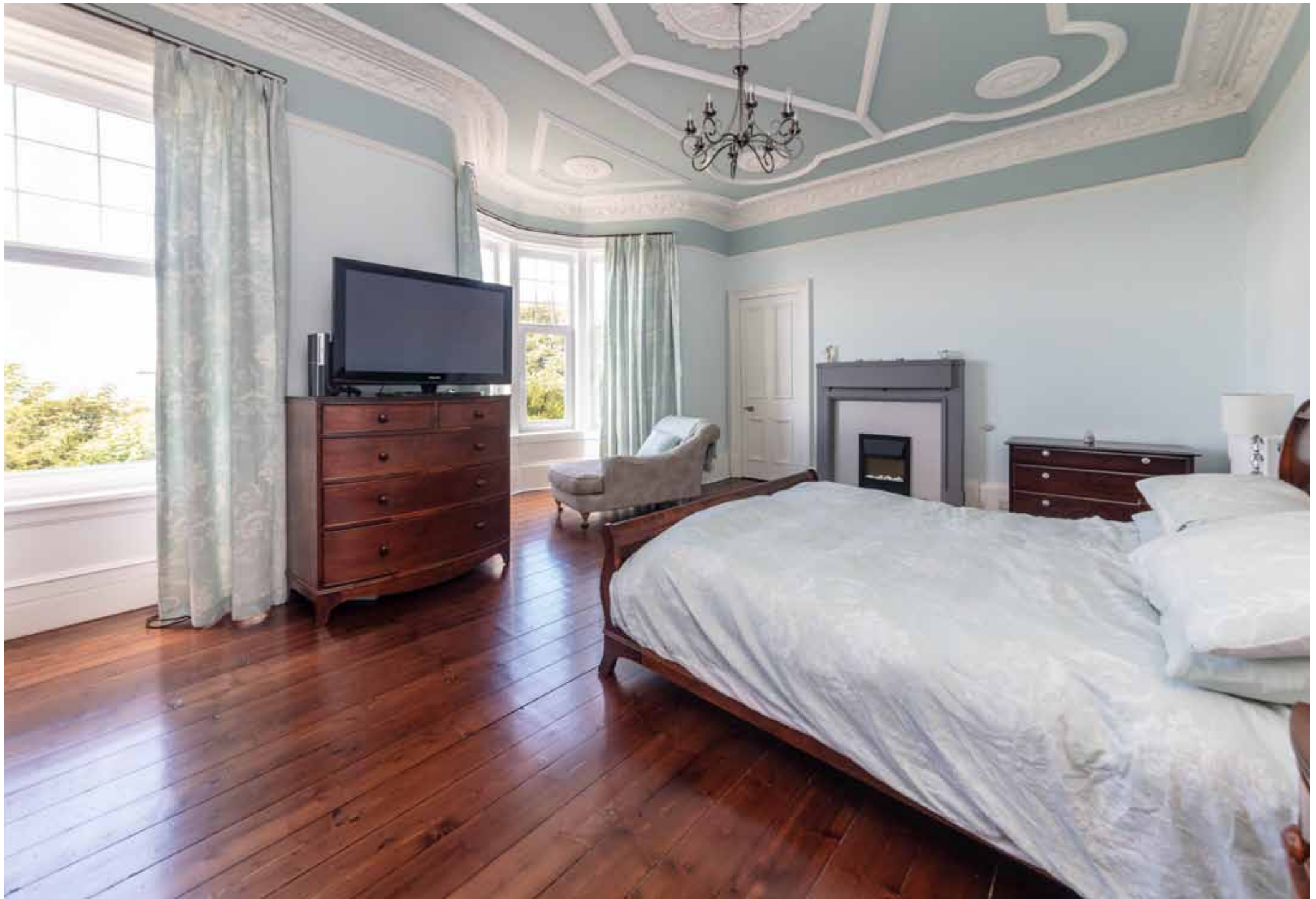
### **Outbuildings**

The property further benefits from a separate single garage, ideal for storage or a vehicle.

### **Gardens**

At the entrance to the property a path and staircase lead to the front door along with a mature garden. The driveway has space for multiple vehicles and is located to the side of the main house. To the rear a large decked area and separate patio provide ample space for tables and chairs, ideal for entertaining and following the sun. The lush well-kept lawn takes up most of the outdoor space and is surrounded by mature trees and shrubs.





**Local Authority**

North Ayrshire

**Energy Performance**

EPC rating band D

**Servitude rights, burdens and wayleaves**

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

**Possession**

Vacant possession and entry will be given on completion.

**Offers**

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

**Viewing**

Strictly by appointment with Savills - 0141 222 5875

**Purchase price**

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.





14 Glebe Road, Beith

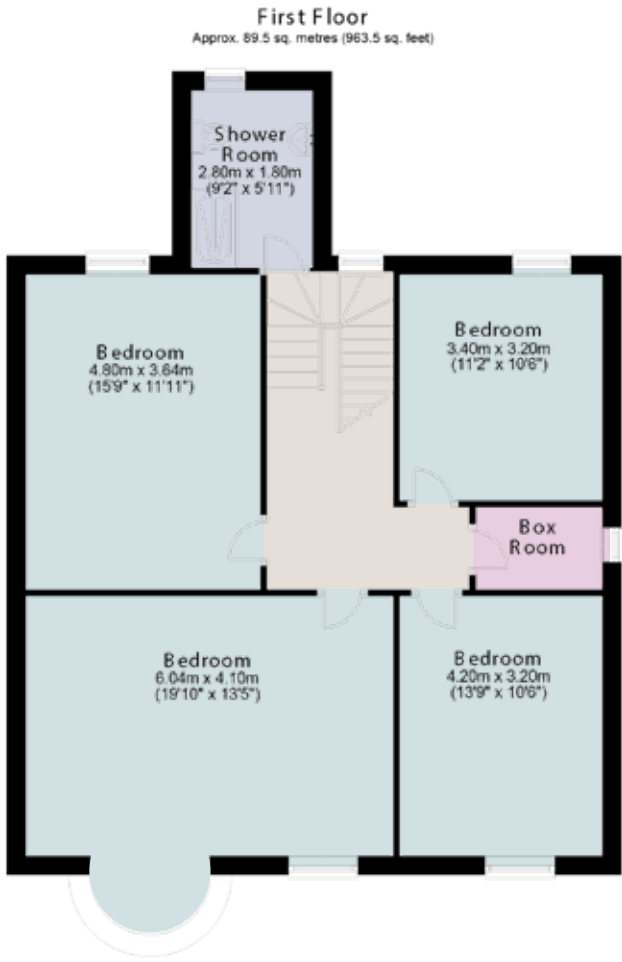
Gross internal area (approx) 204.0 sq. metres /2195.7 sq. feet

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