



5 McBeath Avenue, Polbeth



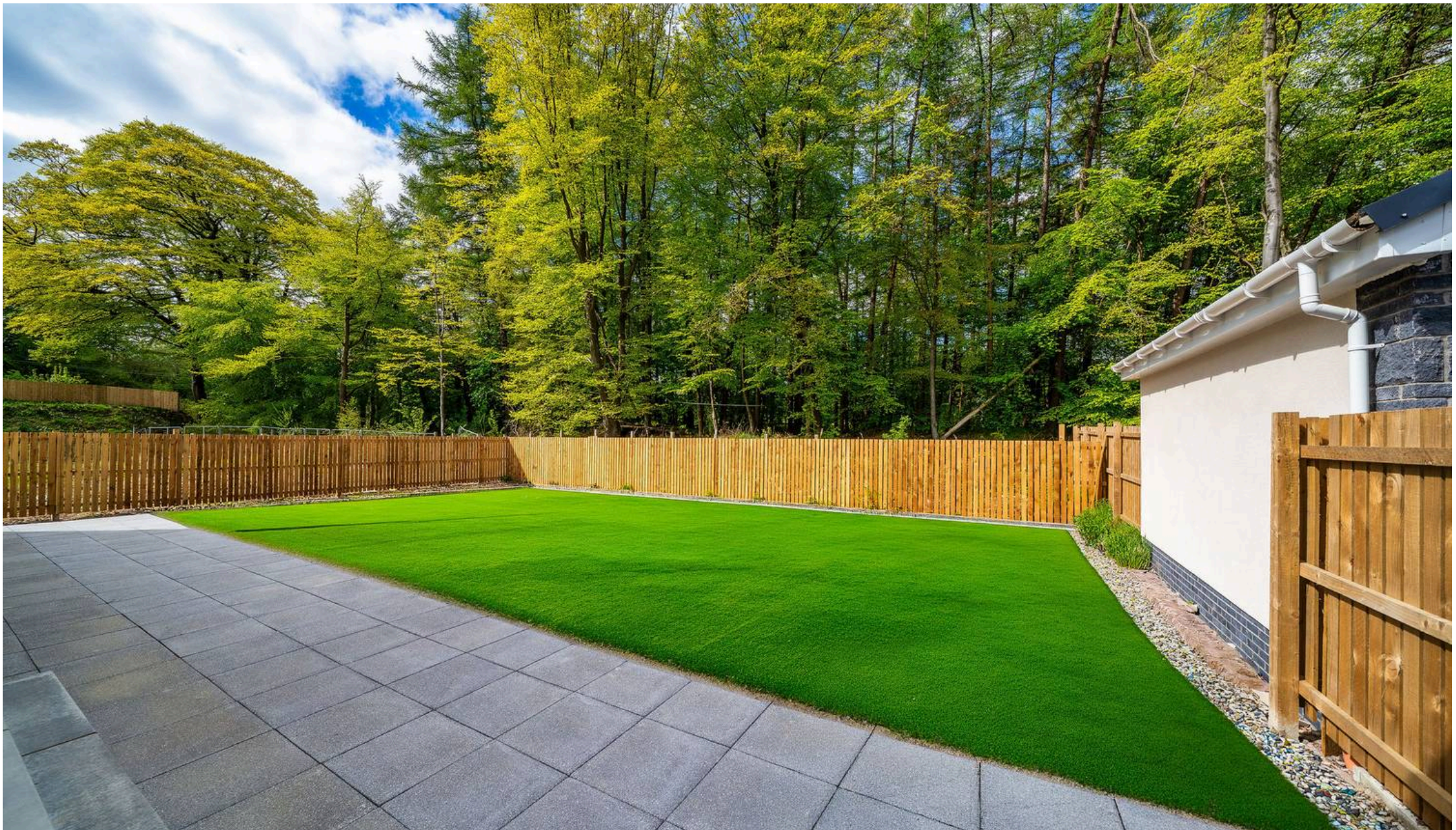
On entering the ground floor, you are welcomed by a beautifully appointed central hallway, impeccably finished and offering seamless access throughout the home - an elegant introduction to the exceptional interiors beyond. To the right lies the formal lounge, an impressive and generously proportioned reception space defined by a feature fireplace, sumptuous carpeting, and calming wall finishes, creating a refined setting for entertaining. Opposite sits the magnificent open-plan living, dining, and kitchen area, thoughtfully designed as the true heart of the home - a stunning setting for modern family living and effortless hosting alike. Finished in a sophisticated creamy palette with rich wood flooring, the space balances warmth with understated luxury, with the living area overlooking the front aspect and the kitchen and dining space enjoying peaceful views across the private rear garden. The bespoke kitchen is fitted with an extensive range of custom cabinetry, exquisite Calacatta marble worktops, a range cooker, and a walk-in pantry with adjoining utility area. Completing the ground floor is a versatile fifth double bedroom, equally suited as a formal dining room, playroom, or home office, alongside a beautifully finished three-piece shower room featuring premium fixtures and fittings.

Ascending the beautifully carpeted staircase, you arrive at a magnificent upper landing enhanced by striking double-height glazing and direct access to a private balcony commanding views across the development. This level hosts four exceptionally sized bedrooms, all benefitting from luxurious en suite facilities, alongside the stunning family bathroom. The principal suite is positioned to the front of the home and features a bespoke media wall, dramatic double-height ceilings, custom glazing, a walk-in wardrobe, and an exquisite four-piece en suite bathroom. Bedroom two enjoys a peaceful setting on the opposite side of the property and is characterised by impressive ceiling height, bespoke glass detailing, and a beautifully appointed en suite shower room. The remaining two bedrooms are equally generous in scale, each offering fitted wardrobes, elegant styling, and sleek private en suite shower rooms. Completing the internal accommodation is the remarkable family bathroom, finished in a boutique-inspired style with a luxurious four-piece suite, freestanding bathtub, and full-height tiling.

Externally, the property enjoys an enviable position at the heart of this exceptional plot. The front garden is beautifully presented with immaculate lawning, an elegant pathway approach, and a substantial private multi-car driveway. To the rear, the landscaped garden has been thoughtfully designed for both relaxation and entertaining.







RE/MAX SELECT – *By Niall McCabe*

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