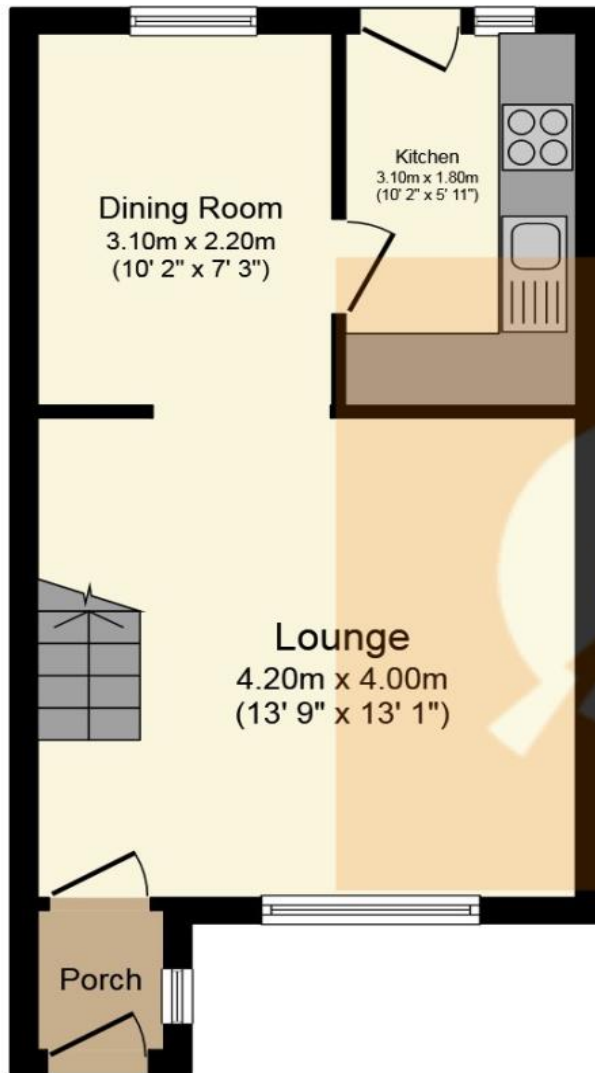




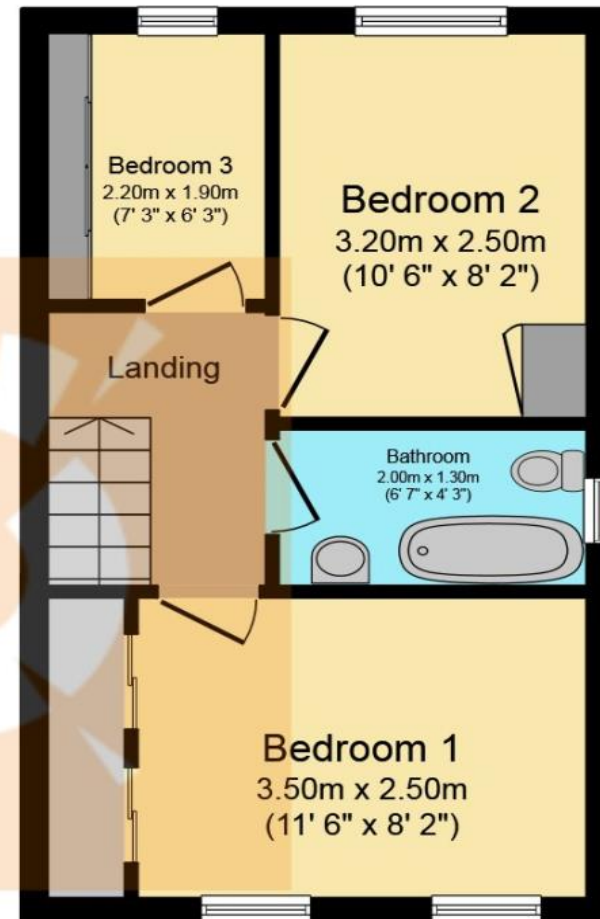
7 Denholm Way, Beith

Offers Over £105,000





Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

Situated within the ever-popular Beith locale and in walking distance from a host of local amenities and public transport, No.7 presents itself to the market in turnkey condition as a fantastic first-time purchase.

Externally, the property has been well maintained with decorative stone chipping and a paved walkway leading to the front entrance. The property also has a multicar driveway which is perfect for safe off-street parking.

Entrance to the property is through a warm and welcoming reception that leads into the family lounge. The spacious family lounge has been decorated with neutral tones and wood effect flooring, complimented by an abundance of natural sunlight to create a bright and airy atmosphere. The flooring and interiors of the lounge flow through the arch way to the open plan dining room; a perfect space for entertaining guests.

The contemporary fitted kitchen holds a variety of white wall and base mounted units paired with light oak effect worktops and black gloss brick splashback for a stylish and efficient workspace. The kitchen further benefits from an integrated oven, four ring gas cooker and hood as well as space for additional free-standing appliances.

Into the upper level there are three bedrooms, all fitted with excellent storage facilities and engulfed with natural light. Bedroom Three offers flexible living with potential for a dressing room or home office. Completing the property internally is a fully tiled three-piece family bathroom, comprising of wash hand basin, W.C. and bath with overhead shower. The bathroom has also been fitted with stylish fixtures including chrome mixture waterfall taps.

The rear garden is fully enclosed and easily maintainable with a sociable decking area and laid to lawn section, perfect for children and pets alike. The garden also has decorative stone chipping to the rear.

This property further benefits from gas central heating and double glazing, providing all rooms with a cosy warmth.

This ideal family home is a short walk to Beith Primary and within safe walking distance of the recently built secondary School, Garnock Community Campus with leisure suite and swimming pool. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Park and ride facilities at Glengarnock train station are less than a five-minute drive and a regular bus service will have you in Glasgow City Centre in under 35 minutes. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away. The picturesque town of Beith is a delightful place with local cafes and an eclectic range of shops.

This fabulous accommodation is sure to be very popular therefore we strongly recommend an early viewing. Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT

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