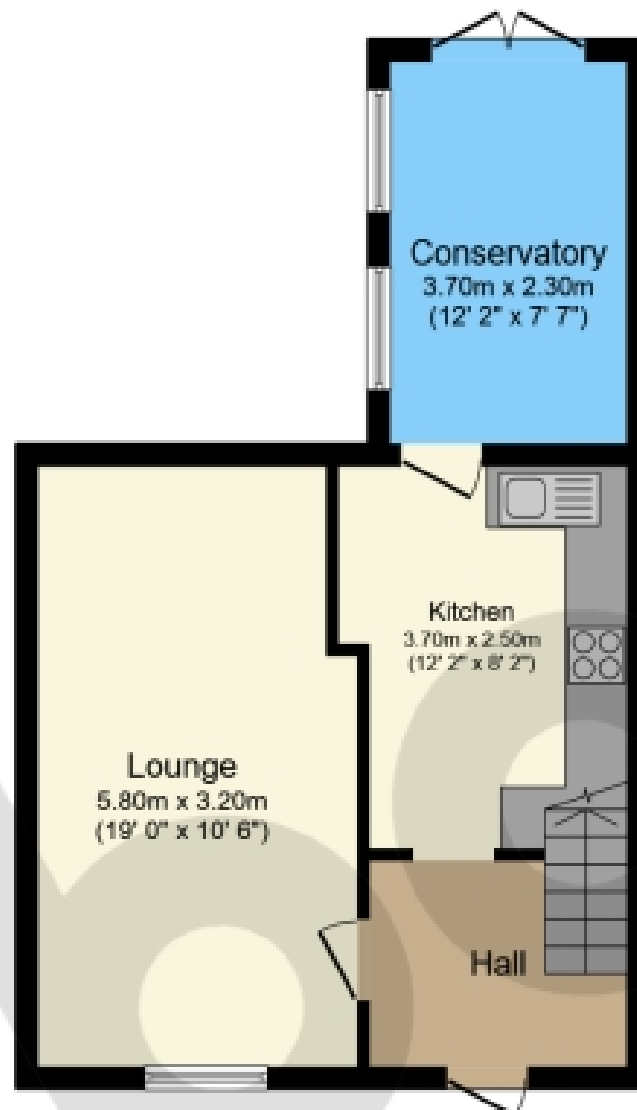




Blackthorn Avenue, Beith

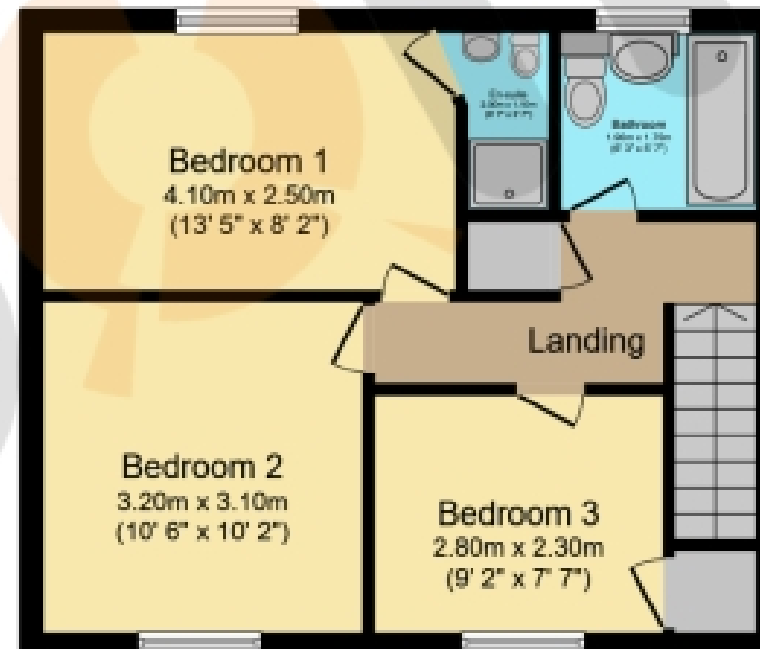
Offers Over £125,000





Ground Floor

Floor area 42.0 sq.m. (452 sq.ft.)



First Floor

Floor area 40.0 sq.m. (431 sq.ft.)

Total floor area: 82.1 sq.m. (883 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

Welcome to Blackthorn Avenue, a stylish three-bedroom family home located in the ever-popular Beith locale. The property is within walking distance to a host of local amenities, excellent public transport links and stunning Ayrshire countryside setting to the rear.

To the front of the property is a paved/gravel driveway accommodating two vehicles for safe off-street parking. You enter this lovely home via the welcoming entrance hallway, providing access into both the lounge and kitchen. The family lounge boasts generous dimensions with dual aspect window formation, allowing masses of natural light. A glass entrance door provides a flow into the space.

The ultra-modern kitchen is fitted with white base and wall-mounted cabinetry, and contrasting butcher block countertops for an efficient workspace. Quality integrated appliances include an oven, cooker and dishwasher alongside plenty of space for freestanding appliances

Off the kitchen is a delightful rear facing sunroom, enjoying countryside views of Ayrshire. The space offers flexible living for a multitude of uses and is currently used as a family dining room.

Into the upper level are three well-proportioned bedrooms with Bedroom One boasting an en-suite shower room. Completing the home internally is a fully tiled bathroom comprising of a W.C., wash hand basin with vanity storage and a bath with overhead shower.

The rear garden is fabulously low-maintenance with synthetic lawn and sociable decking area. The garden enjoys uninterrupted views of the surrounding landscape, making it a great place to relax.

This family home is ideally situated for Beith Primary and is within safe walking distance of the secondary school, Garnock Community Campus, with a 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 a 20-minute 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.

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. Thank you.

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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