



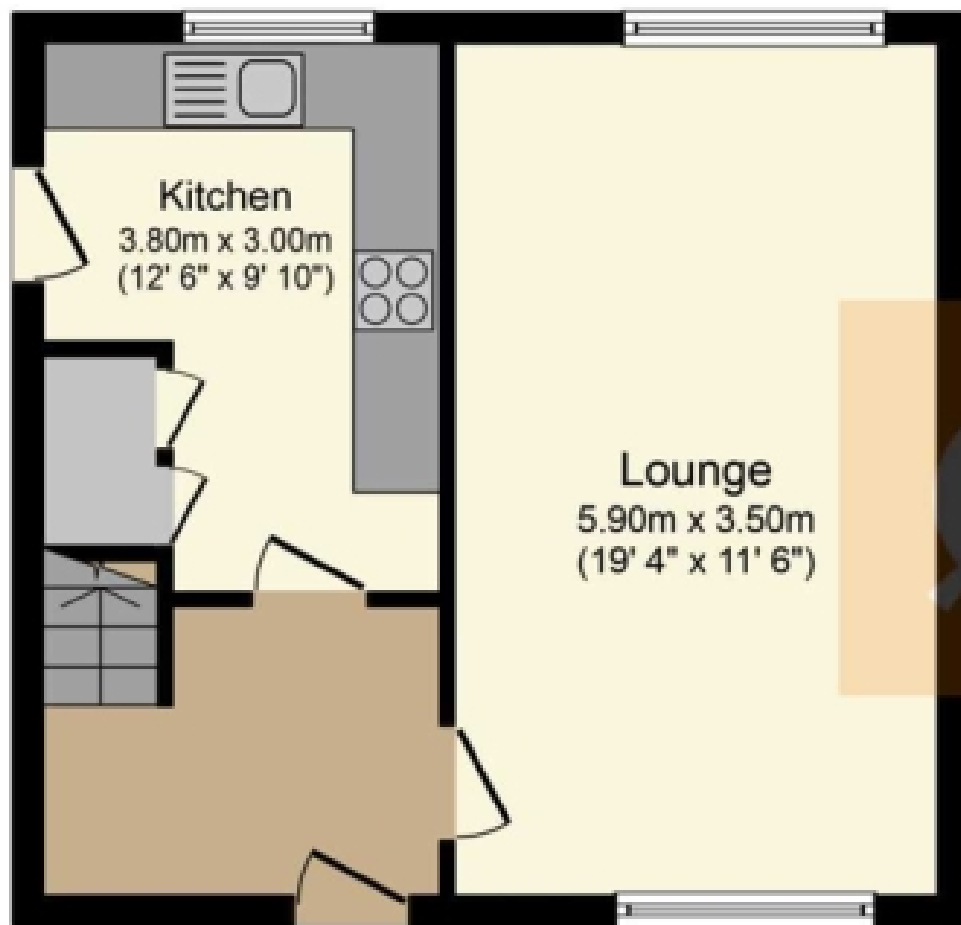
**Blackthorn Avenue, Beith**

**Offers Over £108,000**

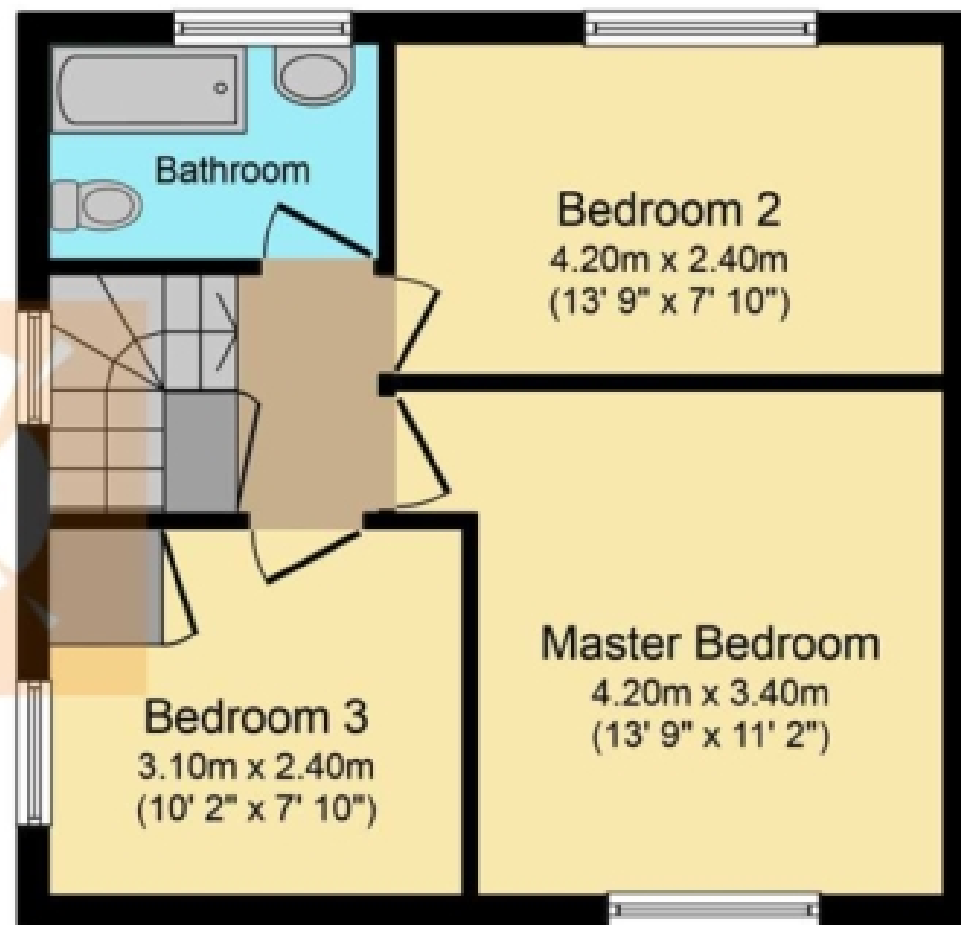








**Ground Floor**



**First Floor**

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

## THE PROPERTY

Discover your PERFECT FAMILY HOME in the heart of Beith, a picturesque town in beautiful North Ayrshire. Brought to market by The Property Boom, this fabulous THREE BEDROOM semi-detached villa offers GENEROUS LIVING SPACE, an abundance of natural light, and truly delightful OPEN OUTLOOKS that create a bright and uplifting atmosphere throughout. HD PROPERTY VIDEO Tour Available.

A warm and welcoming reception hall gives access to an exceptionally bright and spacious lounge which has been tastefully decorated in neutral tones and the dual aspect window formations ingulf the room with natural light.

The immaculately presented kitchen benefits from various wall and floor mounted units offering great storage. The well-appointed kitchen includes an integrated electric oven and grill, electric hob, cooker hood and stainless-steel sink with drainer and chrome mixer taps. There is also space for a washing machine and standalone fridge freezer.

The kitchen offers access to the side and rear where the back garden can be found. Enjoy home-grown produce from the installed raised vegetable beds, perfect for keen gardeners and providing a growing season year-round. A practical garden shed offers excellent additional storage, keeping everything neatly organised.

The upper hall level gives access to 3 spacious bedrooms and a beautifully presented family bathroom. The back bedroom has superb uninterrupted views of the Garnock Valley.

The family bathroom with wet wall and elegant white glazed 3-piece sanitary ware has also been presented immaculately. The Bathroom consists of w/c, bath and w.h.b. and electric shower.

Flooring consists of vinyl, laminate and carpet and all rooms have double glazing and gas central heating throughout giving them a warm and cosy feel.

For in-depth information on schooling, please use The Property Boom's school catchment and performance tool on our website. This delightful family home is perfectly located to enjoy a host of local amenities and transport links can have you in Glasgow City Centre in around 30 minutes. The picturesque town of Beith is a delightful place with an eclectic range of shops and cafes.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY?

TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

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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