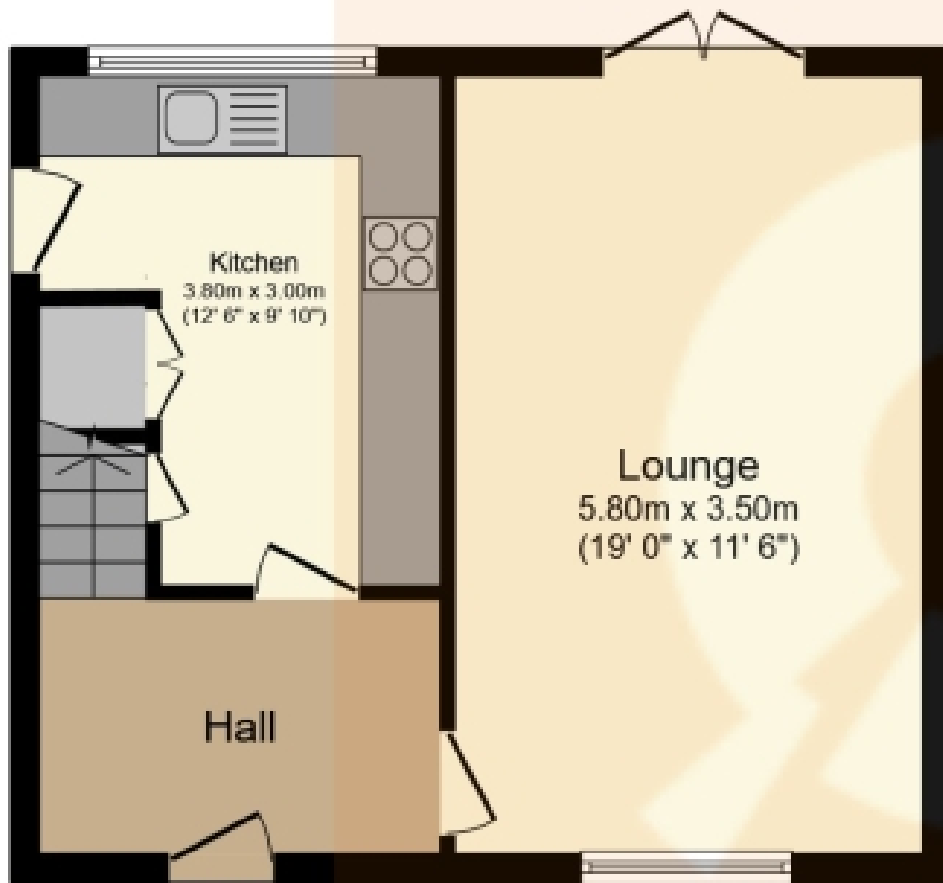




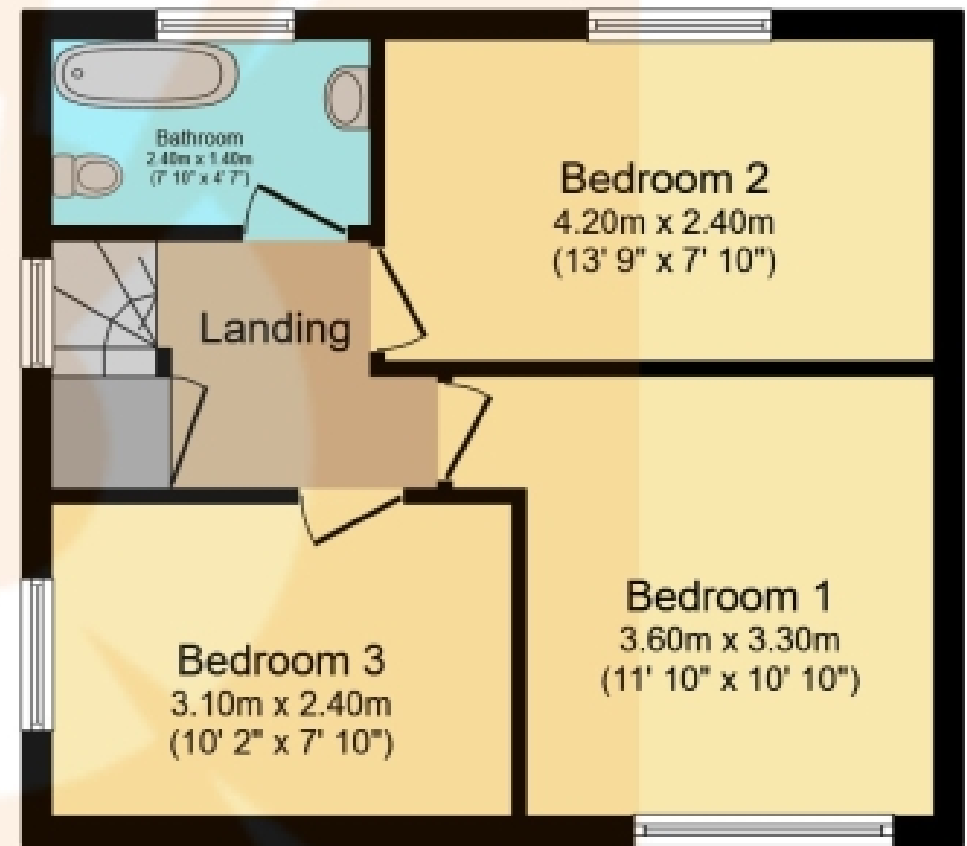
35 Blackthorn Avenue, Beith

Offers Over £109,995





Ground Floor



First Floor

Total floor area 76.5 sq.m. (823 sq.ft.) approx

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

THE PROPERTY

PRESENTED IN TRUE WALK IN CONDITION ** STUNNING COUNTRYSIDE VIEWS ** MODERN & STYLISH UPGRADES THROUGHOUT ** CONTEMPORARY FITTED KITCHEN & BATHROOM ** View in person or online. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the home report. Welcome to 35 Blackthorn Avenue. This exceptional semi-detached home has undergone modern upgrades and boasts stylish interiors, presenting itself in true walk-in condition. Its prime location with a popular Beith locale offers a fantastic lifestyle, ideally suited to a wide range of buyers.

As you enter through the inviting reception hallway, you'll immediately notice the tasteful wood effect flooring and the well-curated decor palette that sets the tone for the entire home. This attention to detail and style is a recurring theme throughout.

The superbly spacious family lounge is the perfect place to relax and unwind. The tasteful decor and focal point fireplace create a warm and inviting atmosphere. With ample dining space and room for a range of furniture configurations, you'll have no trouble accommodating your family and guests. The dual aspect window and patio door not only flood the room with natural light but also provide easy access to the delightful rear garden, blurring the lines between indoor and outdoor living.

The ultra-modern fitted kitchen is a true highlight of this property. It features sleek, handle less wall and base units, paired with butcher block worksurfaces. The complimentary toned flooring and subway-tiled surrounds create a fashionable yet efficient workspace. High-quality integrated appliances, including the on-trend black composite sink, further enhance the functionality and style of this contemporary kitchen.

A carpeted stairway leads you to the upper level, where you'll find three generously proportioned bedrooms. Each room offers ample space for your furnishings and personal touches. Completing the accommodation internally is the contemporary bathroom suite, which boasts stylish wall tiles and modern fixtures and fittings, including a waterfall showerhead with a detachable fixing.

Externally, the property impresses further. The front of the house features a spacious multicar driveway of ornate imprinted concrete, providing ample off-street parking for your convenience. To the rear, you'll find an extensive garden space with a sociable patio area and a lush lawn. This outdoor oasis is perfect for pets, children, and entertaining guests. What's more, the garden offers stunning, uninterrupted countryside views, allowing you to truly appreciate the natural beauty that surrounds the property.

Ideally situated for Beith Primary and within safe walking distance of the newly 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 desirable home will no doubt be popular therefore we would highly 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. 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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