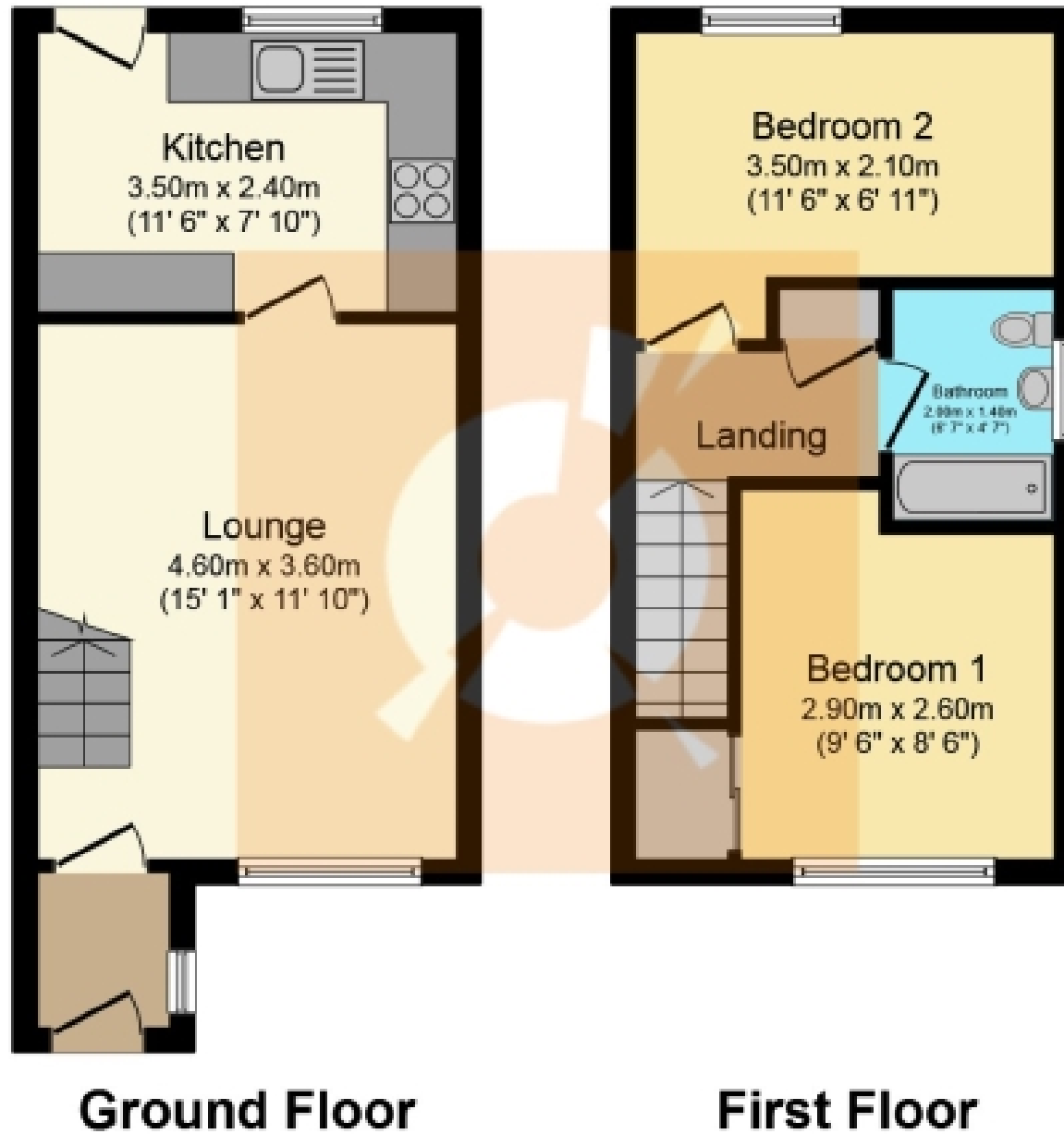




**11 Denholm Way, Beith**

**Offers Over £95,000**





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

## THE PROPERTY

**\*\* TRUE WALK-IN CONDITION \*\* CONTEMPORARY FITTED KITCHEN & BATHROOM \*\* LANDSCAPED REAR GARDEN \*\* FANTASTIC FIRST TIME PURCHASE \*\***. 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 No. 11 Denholm Way, and this sought-after semi-detached home, nestled within the desirable town of Beith. A credit to our clients discerning taste and style, this stunning home must be viewed to fully appreciate the standard of its quality finish. The property offers convenient proximity to local amenities, public transport links, and schools, rendering it a perfect first-time purchase.

To the front, there is a low-maintenance garden and multi-car driveway, providing safe off-street parking. Entrance is via a UPVC door, leading you via the welcoming entrance porch and in turn to the stylish lounge. The interior is adorned in neutral tones, contemporary wall coverings, and wood-effect flooring which flows seamlessly to the kitchen.

The contemporary fitted kitchen boasts an array of wall and base units, paired with contrasting marble-effect countertops for both style and functionality. Integrated appliances include a 4-ring gas hob with electric oven/grill, and there is further space for free-standing appliances where desired.

Guided by a trendy glass balustrade and carpeted staircase to the upper level, you will find two generously proportioned bedrooms. Bedroom One features fitted mirrored wardrobes which combine practicality with elegance. The modern family bathroom showcases quality fixtures and fittings alongside a W.C., wash-hand basin, and bathtub with overhead shower.

The fully enclosed back garden is predominantly laid to lawn, creating a great space for both children and pets to enjoy. The sociable patio and decking areas offer the perfect spot for outdoor entertainment/dining alfresco.

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 impressive family home will be very popular. Please watch our property's video tour for a more detailed look. We would highly recommend an early viewing of this contemporary accommodation.

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.

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