

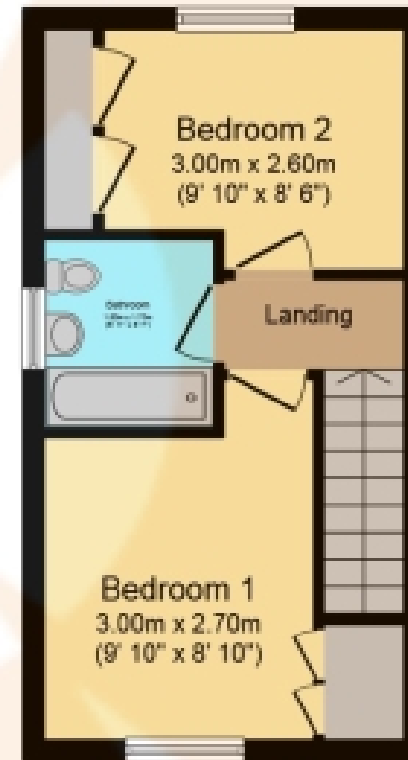
9 Denholm Way, Beith

Offers Over £130,000





Ground Floor



First Floor

Total floor area 78.1 sq.m. (841 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

****CLEVERLY EXTENDED OFFERING FLEXIBLE LIVING* * TWO PUBLIC ROOMS & CONSERVATORY* *MONOBLOC MULTICAR DRIVEWAY*** Please contact your personal estate agent, The Property Boom for much more information and a copy of the home report.

Situated within the sought-after Beith locale, No.9 Denholm Way is a fabulous semi-detached home, cleverly extended for a flexible and spacious layout. Just a short walk from a host of amenities, schools and public transport links this home presents itself as the perfect first-time purchase.

A multicar monobloc driveway offers safe-off street parking. You're welcomed through the bright and airy entrance porch leading into the open-plan dining area in the first instance. Neutrally decorated, and generously proportioned the extension offers two reception rooms which can be adapted to suit your needs.

The contemporary fitted kitchen holds an array of white gloss wall and base units, paired with contrasting granite effect countertops for a stylish and efficient workspace. Integrated appliances include a 4-ring gas hob with electric oven/grill, and there is further space for free-standing appliances where desired.

Off the kitchen is a charming rear-facing conservatory, currently used as a utility room but offering a second sitting room or home office. Completing the ground floor, is a fully tiled shower room comprising of a walk-in shower cubicle, W.C. and wash hand basin.

Into the upper level, you will find two generously proportioned double bedrooms. Both fitted with sliding in-built wardrobes. Completing the property internally is a bright & airy family bathroom comprising of bathtub with overhead shower, W.C. and wash hand basin.

The rear garden is fully enclosed and fabulously low maintenance, with a sociable patio area and decorative stone chipping; it's the perfect space for dining alfresco during the summer months.

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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