



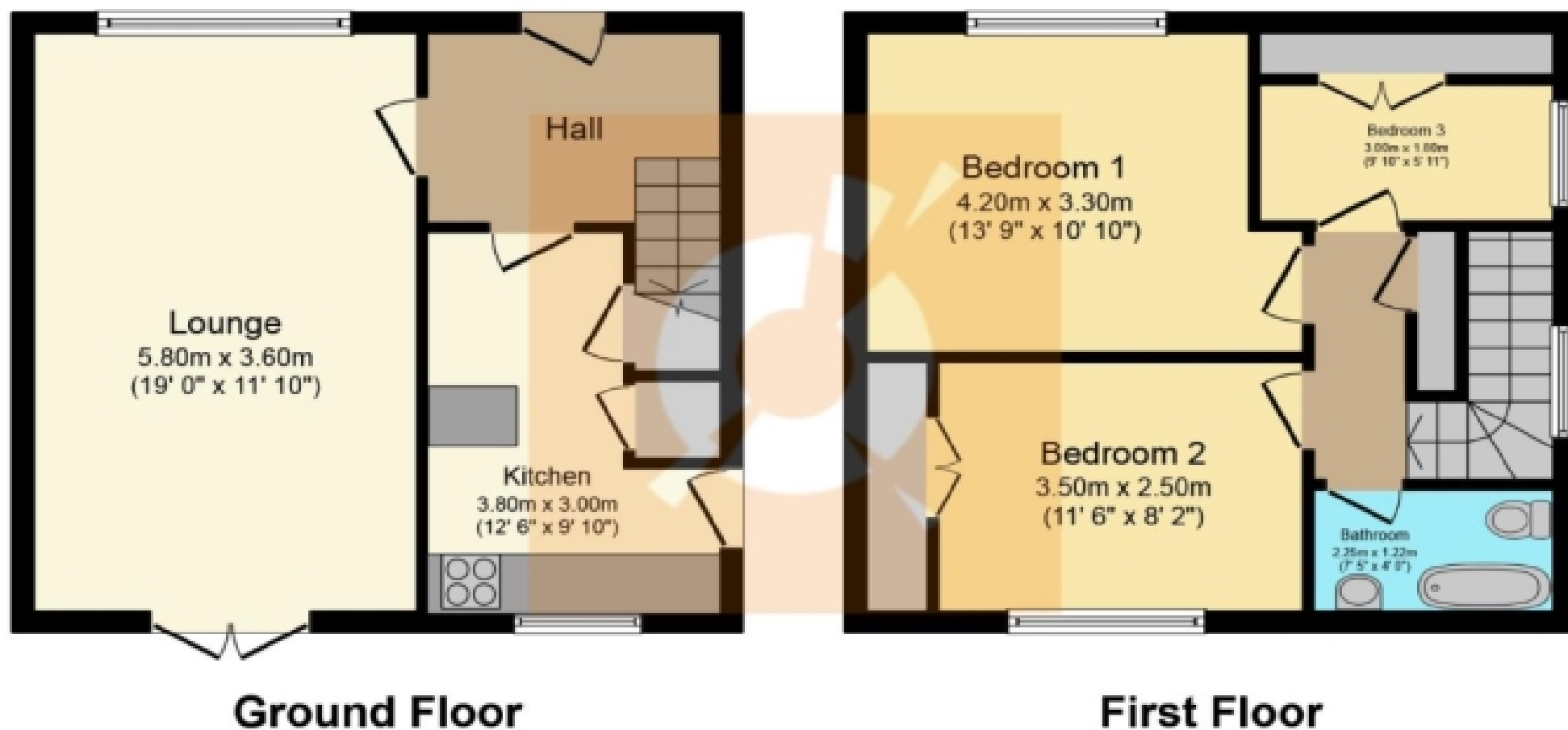
**47 Blackthorn Avenue, Beith**

**Offers Over £115,000**









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

## THE PROPERTY

Welcome to No. 47 Blackthorn Avenue and this sought-after family home featuring three generously proportioned bedrooms and enclosed rear garden with summer house. The property is ideally placed just a short walk to a host of amenities, schooling and transport links.

Entry to the property is via a tasteful UPVC door, via the welcoming reception hallway and in turn to the spacious family lounge, featuring neutral décor throughout. The generous dimensions of the lounge allow ample space for a dining table and chairs, and French doors give direct access to a sociable decking area for seamless indoor-outdoor living.

On the ground level, you'll also find the ultra-modern dining kitchen with grey hi-gloss cabinetry and contrasting black marble-effect countertops. This space further benefits from an ultra-modern breakfast bar – the perfect spot to enjoy your morning coffee.

Climbing the carpeted staircase to the first floor, you'll find three generously proportioned bedrooms. Bedrooms Two & Three are both complimented with in-built storage.

Completing the internal accommodation you'll find the three-piece family bathroom featuring shower-over-bath, w.c. and wash-hand basin contained within a stylish vanity unit.

Externally, the rear garden is extremely low maintenance thanks to synthetic lawn. The decked areas allow ample space for outdoor entertaining/dining alfresco, and the summerhouse offers a fabulous space to enjoy year-round with family and friends. Due to its versatility, it could also be utilised as a home office, bar, or however you see fit.

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.

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.

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[www.thepropertyboom.com](http://www.thepropertyboom.com)  
Head Office : 31 Braehead, Beith, KA15 1EG  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)