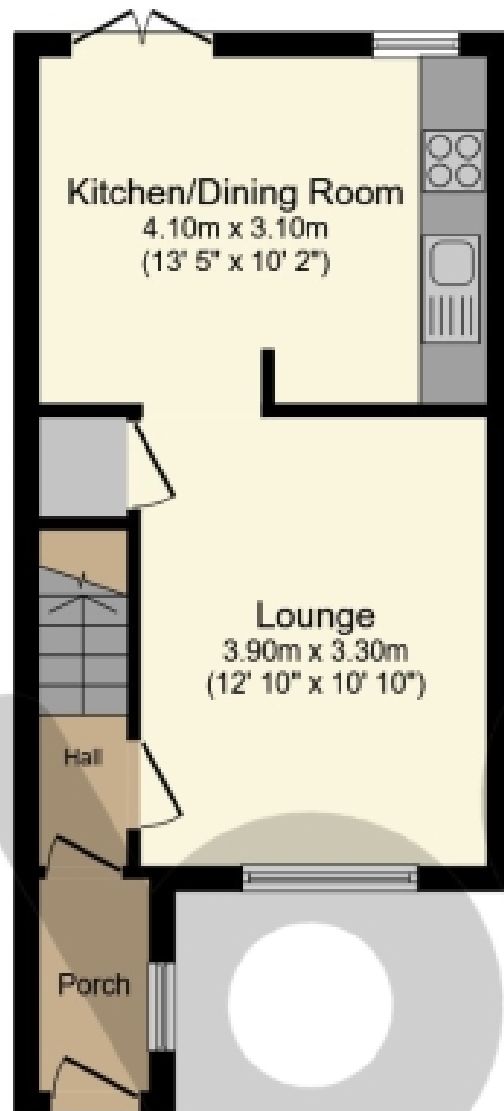




Denholm Way, Beith

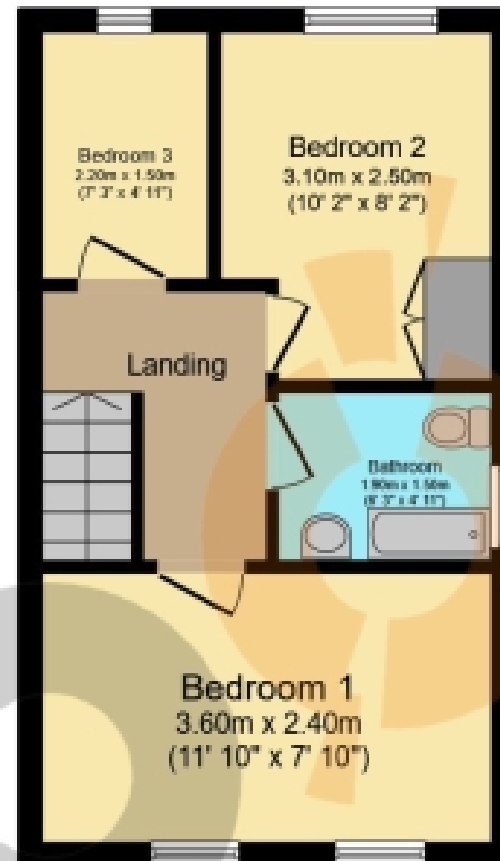
Offers Over £125,000





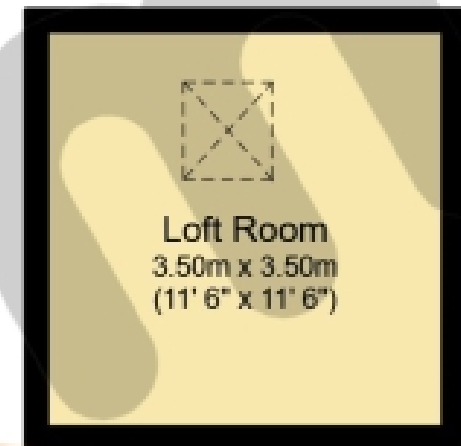
Ground Floor

Floor area 30.8 sq.m. (332 sq.ft.)



First Floor

Floor area 28.8 sq.m. (310 sq.ft.)



Second Floor

Floor area 12.3 sq.m. (132 sq.ft.)

Total floor area: 71.9 sq.m. (774 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

Located in the highly sought-after Beith locale, No. 3 Denholm Way is a fabulous semi-detached home that offers an excellent opportunity for a wide range of purchasers. The property is ideally positioned within walking distance of local amenities, public transport links, and well-regarded schools.

To the front, the property is neatly presented with decorative stone chips and a paved multi-car driveway, with a pathway leading to the main entrance. Upon arrival, you are greeted by a bright reception area that provides access to the inviting family lounge.

The family lounge is superbly spacious and styled with soft, neutral décor and flooring. Its open-plan layout flows seamlessly into the contemporary dining kitchen.

The modern fitted dining kitchen features an array of grey oak-effect wall and base units, paired with dark granite effect worktops to create a stylish and practical workspace. It is equipped with an integrated oven and four-ring electric hob, with ample space for additional free-standing appliances. The room has been cleverly reconfigured to form an open dining space with chic French doors leading to the rear garden.

The upper level is home to three bedrooms. Bedrooms One and Two are both generous doubles, each benefiting from excellent in-built storage solutions. Bedroom Three offers flexible use, making it ideal as a dressing room, home office, or cosy single bedroom. This property also enjoys the added advantage of a floored loft space, providing valuable extra storage.

Completing the home internally is a three-piece family bathroom, comprising a wash hand basin, W.C., and bath with an overhead shower. The space is finished with sleek chrome fixtures and fittings.

The rear garden is fully enclosed and exceptionally low maintenance, featuring a sociable patio area and a synthetic lawn, ideal for children and pets. Decorative stone chipping adds an attractive touch, while a summerhouse complete with lighting and electrics provides a versatile space for relaxing.

This property further benefits from gas central heating and double glazing, providing all rooms with a cosy warmth.

This ideal family home is a short walk to Beith primary and within safe walking distance of the recently 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.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY? GET IN TOUCH WITH THE PROPERTY BOOM NOW AND WE'LL ARRANGE THAT AT A TIME CONVENIENT TO YOU.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

www.thepropertyboom.com
Head Office : 31 Braehead, Beith, KA15 1EG
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com