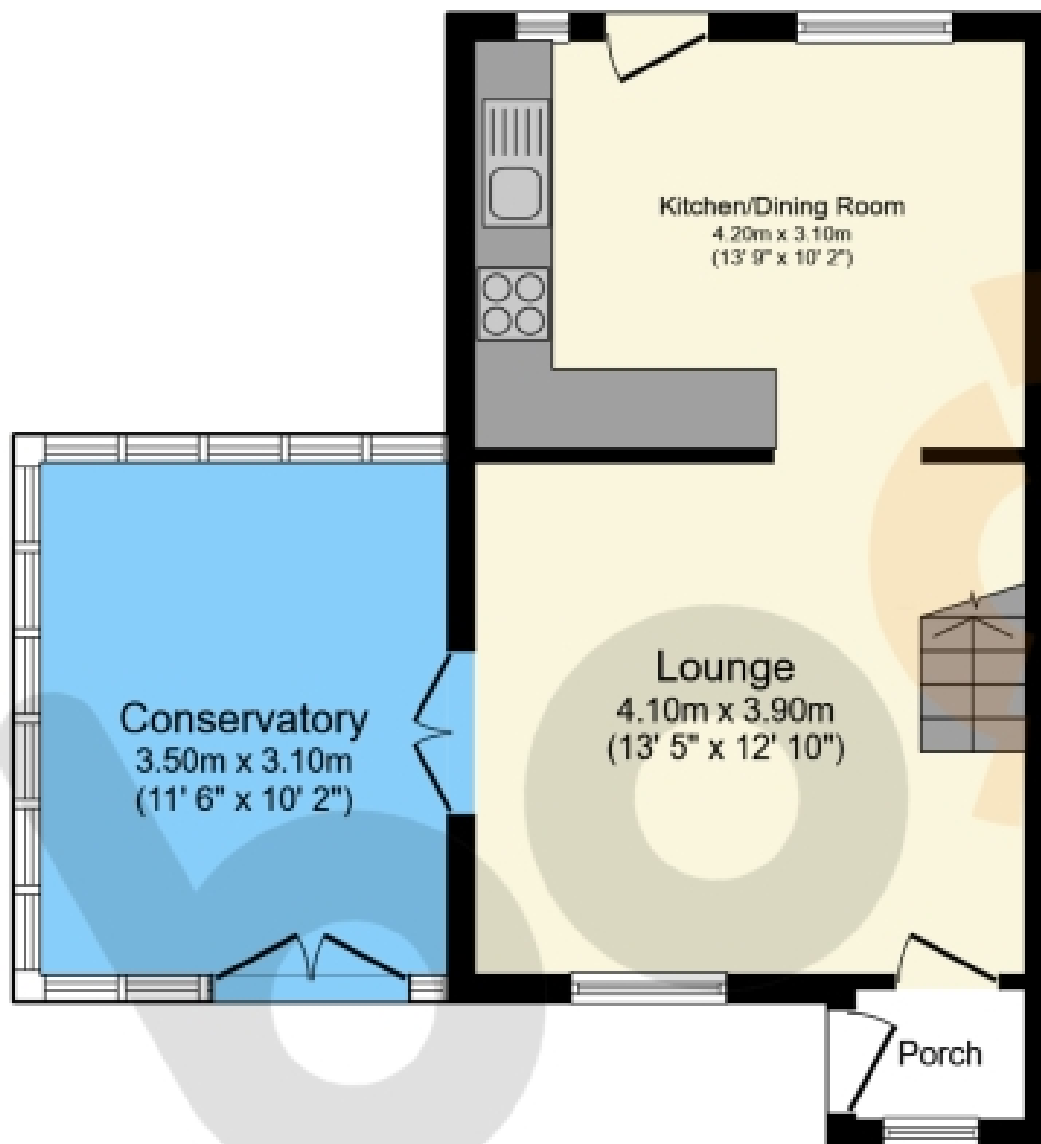




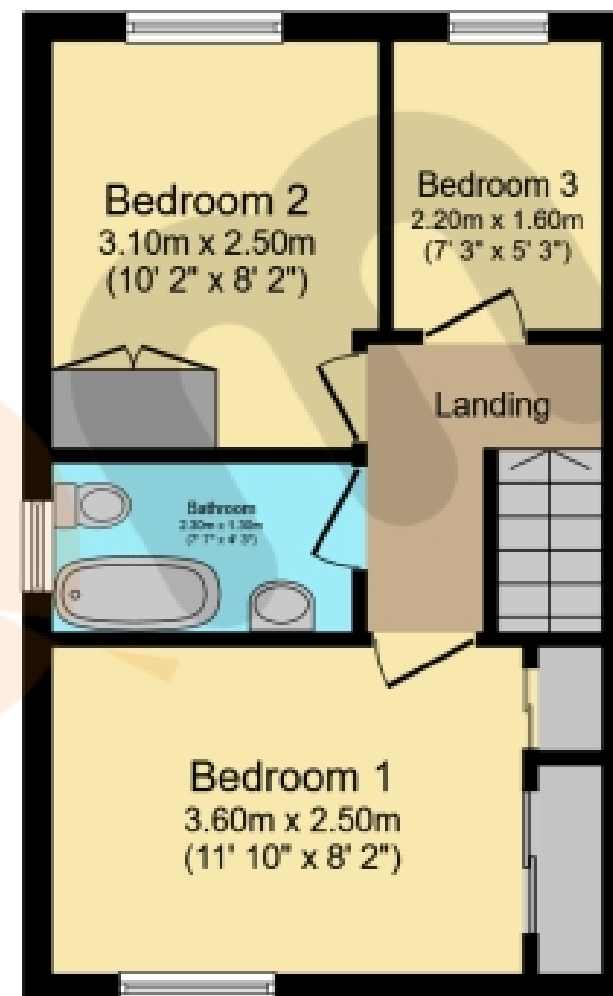
Denholm Way, Beith

Offers Over £129,995





Ground Floor



First Floor

Total floor area: 72.5 sq.m. (781 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

Entering through the front gates and stepping into the property, the welcoming entrance porch leads directly into the stylish family lounge. This stylishly decorated space features aesthetic wood-effect flooring, while a traditional focal-point fireplace adds warmth, and a charming centrepiece to the room. Generous proportions provide ample space for a range of furniture configurations, creating a comfortable setting for both everyday relaxation and entertaining.

An elegant archway leads through to the spacious open-plan dining kitchen. The kitchen is well appointed with a range of base and wall-mounted cabinetry, providing excellent storage, complemented by contrasting black marble-effect worktops. The dedicated dining space can comfortably accommodate a dining table and chairs, making it ideal for family meals, social gatherings and entertaining guests.

Completing the ground-floor accommodation is the bright and airy conservatory, offering a highly versatile additional living space. With wood-effect flooring continuing throughout and an abundance of natural light, the room provides the perfect setting for spending time with family. French doors open directly onto the front garden, allowing for a seamless connection between the indoor and outdoor spaces during the warmer months.

The staircase rises to the first-floor landing, which provides access to three well-proportioned bedrooms and the family bathroom. Bedrooms One and Two comfortably accommodate double beds, with ample room for additional bedroom furniture and storage. Bedroom Three offers excellent versatility and would be equally well suited as a child's bedroom, nursery, dressing room or dedicated home office. The three-piece family bathroom comprises a W.C., wash hand basin and bath with an overhead shower.

Externally, the property is complemented by low maintenance gardens, offering a combination of generous patio and lawn areas. Mature trees and established greenery provide charming areas of shade and enhance the overall privacy of the outdoor space. Tall timber fencing further encloses the garden, creating a secure and private environment that is ideally suited to children, pets, outdoor dining and summer entertaining.

This property further gains from gas central heating and double glazing throughout.

Ideally situated for Beith Primary and within walking distance of Garnock Community Campus with a 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.

AI has been used to enhance this listing.

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. AI has been used to enhance this listing. Thank you.

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