



Blackthorn Avenue, Beith

Offers Over £78,500





## THE PROPERTY

**\*\*\* Charming Semi-Detached with Open Views\*\*\*** The Property Boom are delighted to present this wonderful North Ayrshire family home. Fabulously spacious with excellent natural light throughout and located in the picturesque town of Beith. HD PROPERTY VIDEO TOUR AVAILABLE.

A warm and welcoming reception hall gives access to an exceptionally bright and spacious lounge with a focal point fireplace. The lounge has been tastefully decorated in neutral tones and the dual aspect window formations engulf the room with natural light.

The immaculately presented kitchen benefits from various wall and floor mounted beech effect units offering great storage space and are complimented by the contrasting dark marble effect worktops. The well-appointed kitchen includes an integrated electric oven and grill, electric hob, cooker hood and stainless-steel sink with drainer and chrome mixer taps, washing machine and standalone fridge freezer which are all included in the sale making this property the perfect first time buy.

The kitchen offers access to the side and rear where an easily maintained back garden with synthetic grass can be found. This delightful garden with superb open views is the perfect place to relax and unwind in those summer months. The current owners have installed raised beds to grow vegetables in and a convenient garden shed, greenhouse and hen enclosure are also included.

The upper hall level gives access to 3 spacious bedrooms and a beautifully presented family bathroom. The back bedroom has superb uninterrupted views of the Garnock Valley. Wardrobes and drawer units in the two double bedrooms have been generously offered as part of the asking price.

The recently fitted family bathroom with wet walls and elegant white glazed 3-piece sanitary ware has also been presented immaculately. The Bathroom consists of w/c, bath and w.h.b. and electric shower. Four large built in cupboards offer excellent storage. Flooring consists of vinyl, laminate and carpet and all rooms have double glazing and gas central heating throughout giving them a warm and cosy feel.

For in-depth information on schooling, please use The Property Boom's school catchment and performance tool on our website. This delightful family home is perfectly located to enjoy a host of local amenities and transport links can have you in Glasgow City Centre in around 30 minutes. The picturesque town of Beith is a delightful place with an eclectic range of shops and cafes.

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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