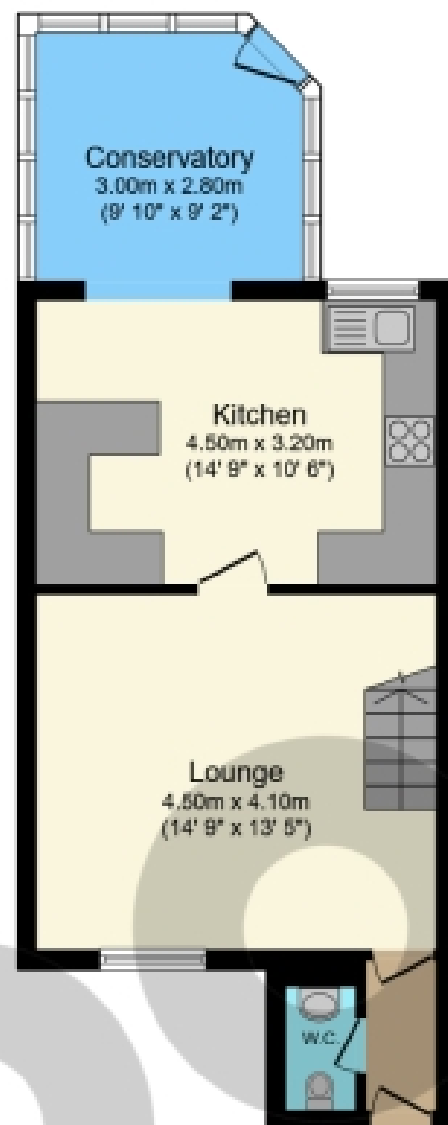




8 Denholm Way, Beith

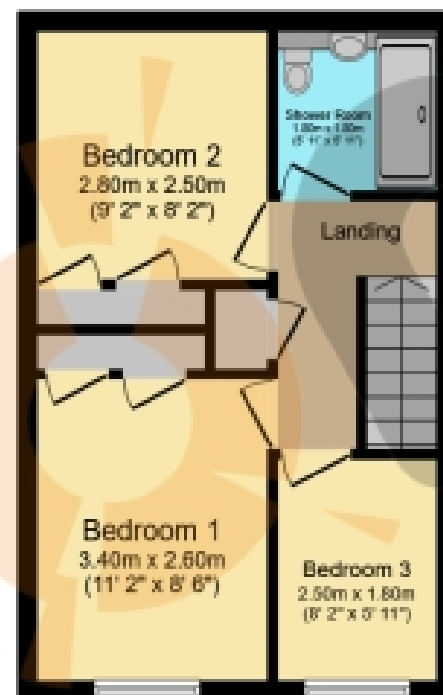
Offers Over £175,000





Ground Floor

Floor area 44.7 sq.m. (481 sq.ft.)



First Floor

Floor area 32.9 sq.m. (354 sq.ft.)

Total floor area: 77.5 sq.m. (834 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

PERFECT FAMILY HOME* *MODERN DÉCOR THROUGHOUT* CONTEMPORARY KITCHEN *EXTENSIVE MULTICAR DRIVEWAY* *FULLY ENCLOSED REAR GARDEN
Please contact your personal estate agent, The Property Boom for much more information and a copy of the home report.

Welcome to No. 8 Denholm Way, a charming, detached family home located in a sought-after pocket of Beith. This property offers three spacious bedrooms, two modern bathrooms, and contemporary family living areas, along with a delightful conservatory at the rear. Perfect as a family home or an ideal choice for those looking to upsize.

At the front, you'll find a welcoming garden predominantly laid to lawn, with decorative chip areas. Upon entering through the inviting vestibule, access to a convenient W.C. From here, step into the spacious family lounge.

The lounge offers generous dimensions and is bathed in natural light, courtesy of large, double-glazed windows. The modern, neutral colour is complimented by a vibrant feature wall, creating a stylish and inviting space.

The kitchen is equipped with a range of base and wall cabinets, finished with contemporary cream shaker-style doors and brushed chrome hardware. A grey wood-effect countertop and splashback create a stylish and functional workspace. Integrated appliances include a four-burner gas hob with extractor, electric oven, and stainless-steel sink. There's also plenty of space for under-counter appliances such as a washer-dryer and fridge-freezer. A separate breakfast bar offers a perfect spot for casual dining with family and friends. Completing the ground floor is a spacious conservatory, offering additional flexible living space.

On the upper floor, you'll find three generously sized bedrooms, each offering ample in-built storage and a light, modern décor. The family shower room, also on this level, is as stylish and contemporary as the rest of the home. It features a W.C., walk-in shower, and a vanity sink with built-in storage. The sleek grey wet wall is paired with white sanitaryware and matte black fixtures, creating a chic, cohesive look.

To the rear of the property sits the fully enclosed rear garden. The garden is comprised of a large lawned section, with decorative chipping and paved walkway.

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

This perfect family home is just a short walk from Beith Primary and within easy reach of the recently built Garnock Community Campus, which includes a leisure suite and swimming pool. For more detailed information on local schools, including catchment areas and performance, please visit the Property Boom website and use our school tool.

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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