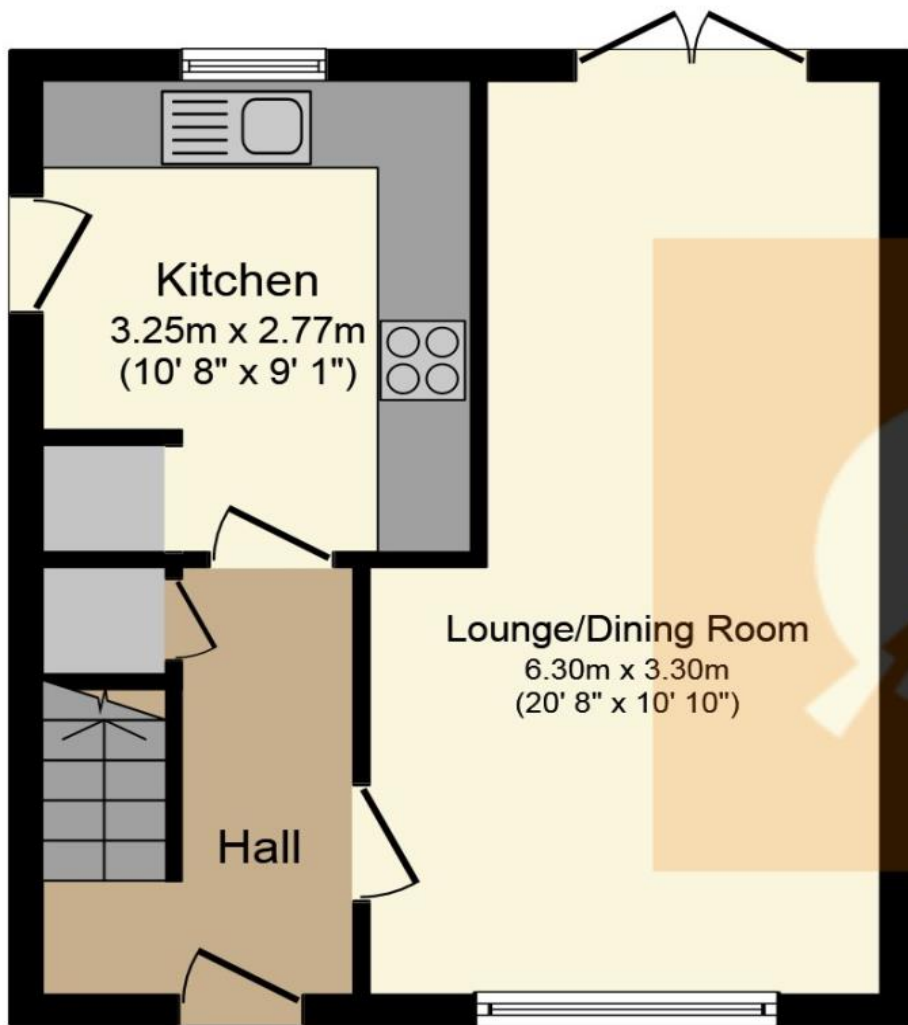




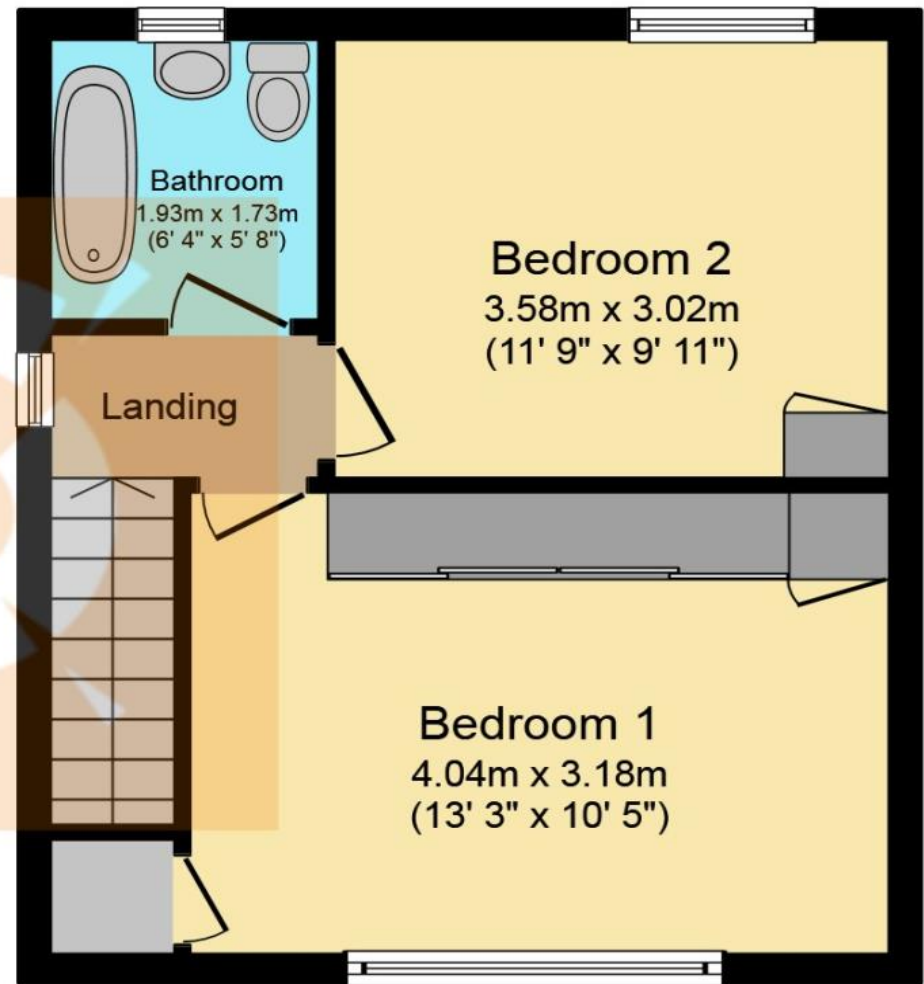
44 Thorntree Avenue, Beith

Offers Over £79,000





Ground Floor



First Floor

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

THE PROPERTY

Beautifully presented family home in walk in condition. BOOM NORTH AYRSHIRE are delighted to welcome to the market this superb 2 bedroom END TERRACE property. Fabulously affordable and excellent first time buy. Please call your personal estate agents, The Property Boom for more details.

Commanding the enviable end of terrace position, the property has great views from the back garden area of the surrounding countryside. A bright welcoming hallway gives access in the first instance to the beautifully presented Lounge/Diner with ample space for dining. This room has tasteful quality flooring, lovely neutral décor and patio doors proving access from the dining area to the decked patio. Lots of natural sunlight filters in from the dual aspect windows.

The modern fitted kitchen provides lots of storage space within the Beech effect cabinetry. There is a mosaic tiled splashback with coordinating granite effect counter tops and floor tiles. Black composite sink with mixer tap, plus a washing machine and gas cooker are included as part of the sale without guarantee and make it perfect for first time buyers.

The upper floor is accessed via a carpeted timber staircase with bannister and off the upper landing is the family bathroom and 2 double bedrooms. The generous master bedroom has feature wallcovering and benefits from built in mirrored wardrobes and the 2nd bedroom is also particularly spacious and presented immaculately.

The contemporary bathroom is pristine. Tiled to ceiling height and consisting of white 3 piece sanitary ware including bath with shower over and shower screen, wash hand basin contained within stylish vanity unit and w.c.

All rooms have double glazing and gas central heating providing each room with a lovely warmth. To the front of the property is a low maintenance garden with driveway providing ample parking, and to the rear is a child friendly garden with lawned area, decked patio with amazing views, area laid with decorative gravel plus a useful timber shed.

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.

This impressive end terraced villa will be very popular. We would highly recommend an early viewing of this contemporary accommodation. 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.

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

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