



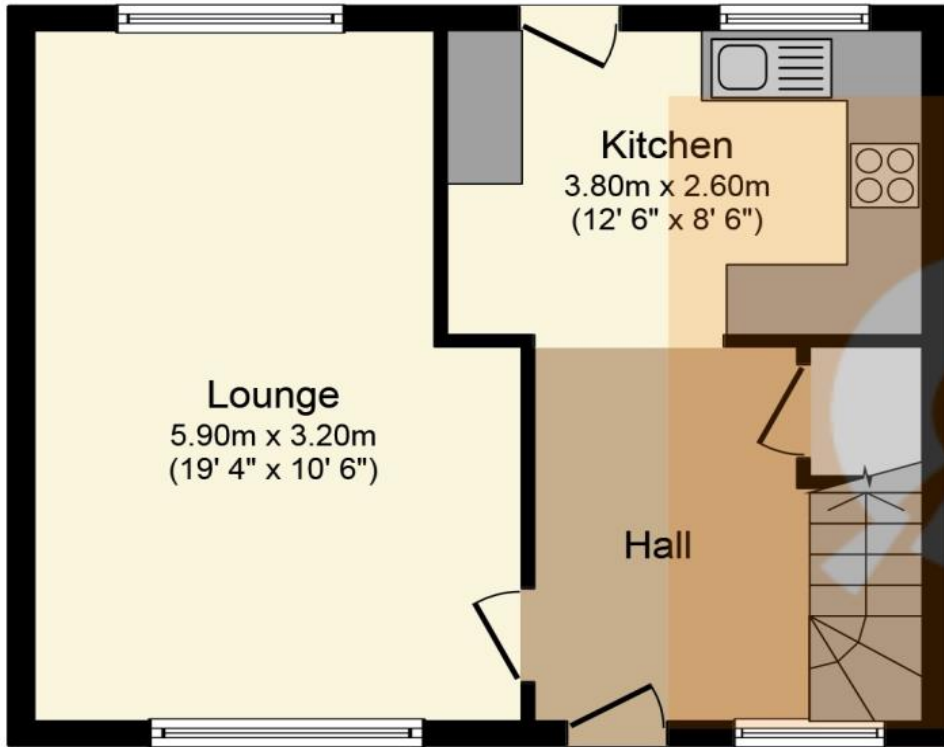
79 Blackthorn Avenue, Beith

Offers Over £69,500

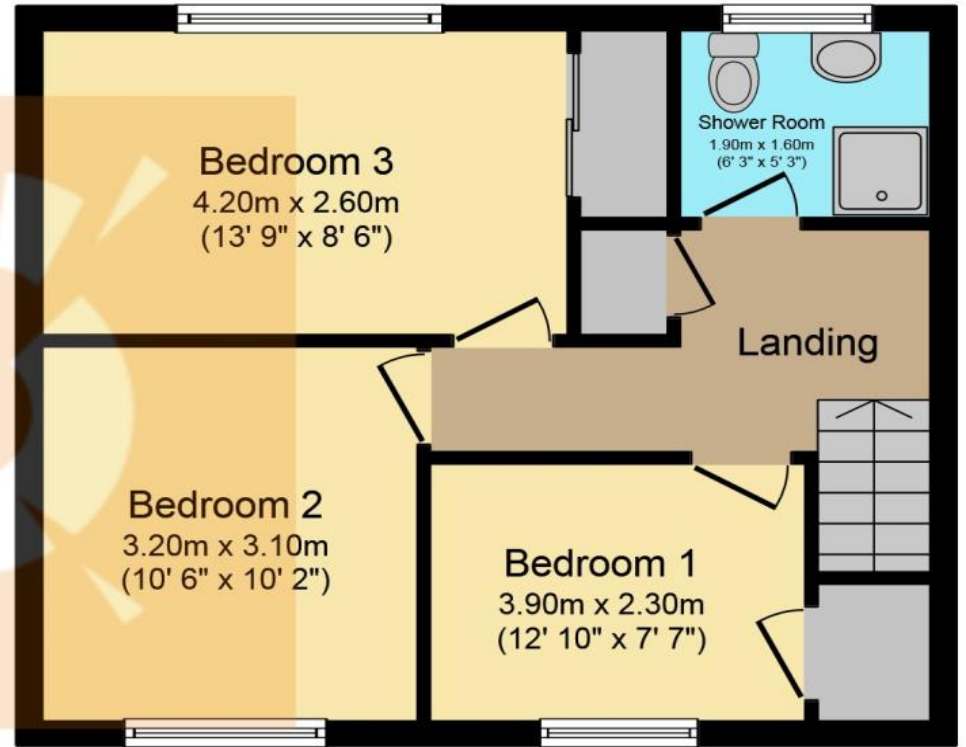








**Ground Floor**



**First Floor**

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

## THE PROPERTY

BOOM estate agents are delighted to offer this bright and spacious 3 bedroom MID TERRACE property with off road parking to the front and a large, low maintenance, secured garden with open views to the rear. A great purchase for families or investors alike. Please contact your local estate agents The Property Boom for more information.

This property is situated in a quiet area next to a local park with great views from the rear across the surrounding countryside.

Entering through a side panel double glazed front door, the bright and spacious entrance hallway with under stair storage and lounge access flows directly into a bright modern fitted kitchen. There is ample storage / counter top space within the kitchen, and a double glazed door with side window offers access to the large slabbed and enclosed rear garden with open views across the Ayrshire countryside.

The generous lounge boasts dual aspect windows and is bathed in natural light whilst maintaining a warm cozy feel with a focal point fireplace. The landing, with built in airing/storage cupboard offers access to the 3 bedrooms and a Wetroom. The bright and airy wetroom consists of white 3 piece sanitary ware, with walk in shower area and benefits from modern wet wall and large opaque double glazed window.

The three good sized bedrooms have large window formation, two of which have substantial built in storage/wardrobe space. The Property has a central front to rear access close, and is fitted with solar panels.

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.

We would highly recommend an early viewing of this 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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