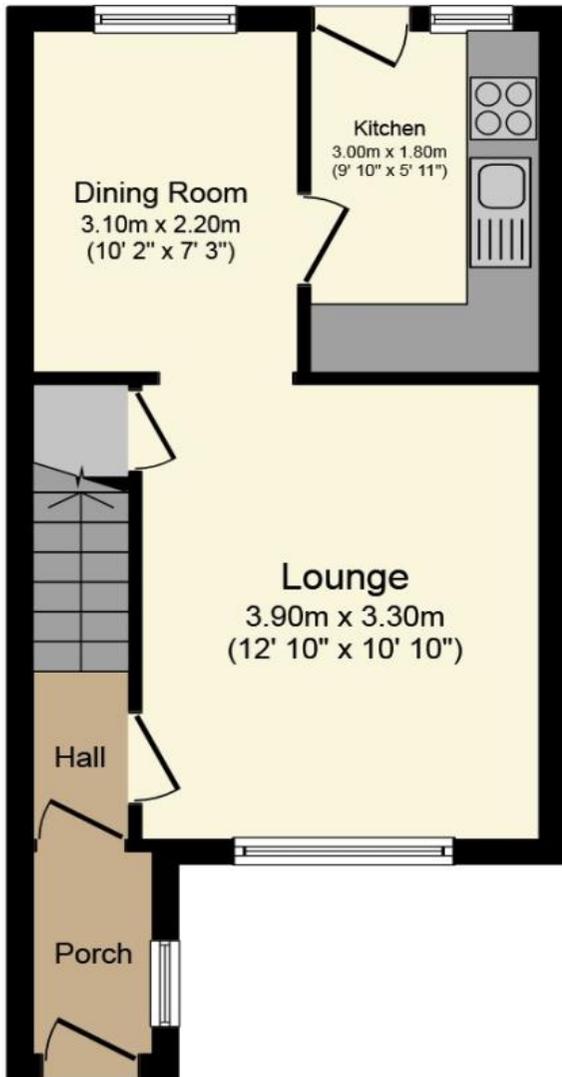




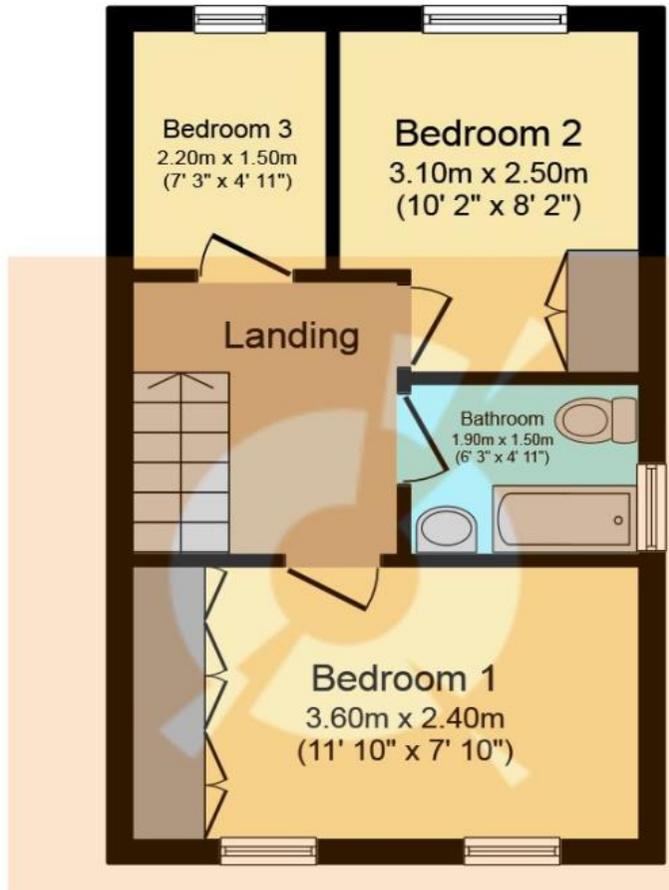
3 Denholm Way, Beith

Offers Over £105,000

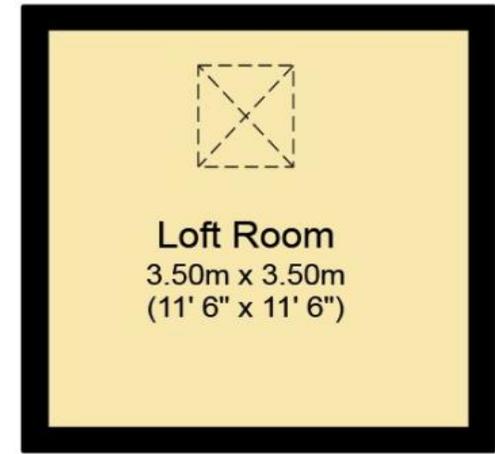




Ground Floor



First Floor



Loft Floor

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

THE PROPERTY

BOOM North Ayrshire is delighted to present to the market this stunning 3-bedroom semi-detached home which features a CHARMING SUMMER HOUSE to the rear and a FLOORED LOFT showing masses of potential. Please contact your local estate agent The Property Boom for more information.

Welcome to No. 3 Denholm way and this great family home which has been presented immaculately throughout.

Externally, the front garden of this property consists of a section of gravel and a large driveway which provides ample parking for various vehicles.

A bright airy porch leads you through to a warm, welcoming reception hallway, offering access in the first instance to the open-plan lounge/dining room.

The sunny lounge / dining area features a dual aspect window formation which engulf this open-plan space with natural light. Calming, neutral décor further enhances the feeling of bright airy spaciousness which is carried through to the dining room. This open plan lounge/dining room provides the perfect space to relax with family and friends.

Access to the stylish kitchen is via the dining room. The kitchen features white wall and floor mounted cabinetry providing ample storage with contrasting dark wood effect countertops. The kitchen consists of a 4-ring electric hob and electric oven/grill with cooker hood, stainless-steel sink with chrome tap, washing machine and fridge-freezer which will all be included within this sale if required, making this the perfect opportunity for a First-Time Buyer.

The kitchen provides access to the back garden which features sections laid with synthetic grass meaning for easy maintenance, sections of gravel and a sociable patio area ideal for outdoor entertaining during the summer months. A charming summer house can also be found in the back garden and has been fitted with neutral carpets throughout to create the perfect area to relax without any interruptions in this lovely sunny garden and is ideal for indoor/outdoor entertaining.

You will gain access to the upper level of this property via a carpeted staircase with timber handrail.

This beautiful home comprises of three bedrooms, two doubles and one single, which are all fitted throughout with tasteful, quality flooring and feature large window formations, bringing in lots of natural light and helping to create a bright and airy feel in all rooms.

The fully tiled family bathroom contains a three-piece white-glazed bathroom suite consisting of an electric-shower over bath, wash-hand-basin and W.C. This bright bathroom is fitted throughout with chrome contemporary fixtures and fittings.

A floored loft space can be accessed via a drop-down ladder located on the first floor. This room shows masses of potential and features fitted carpets and a velux window which brings in lots of natural light.

This property further benefits from double-glazing and gas-central heating, providing each room with a lovely warmth.

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.

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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