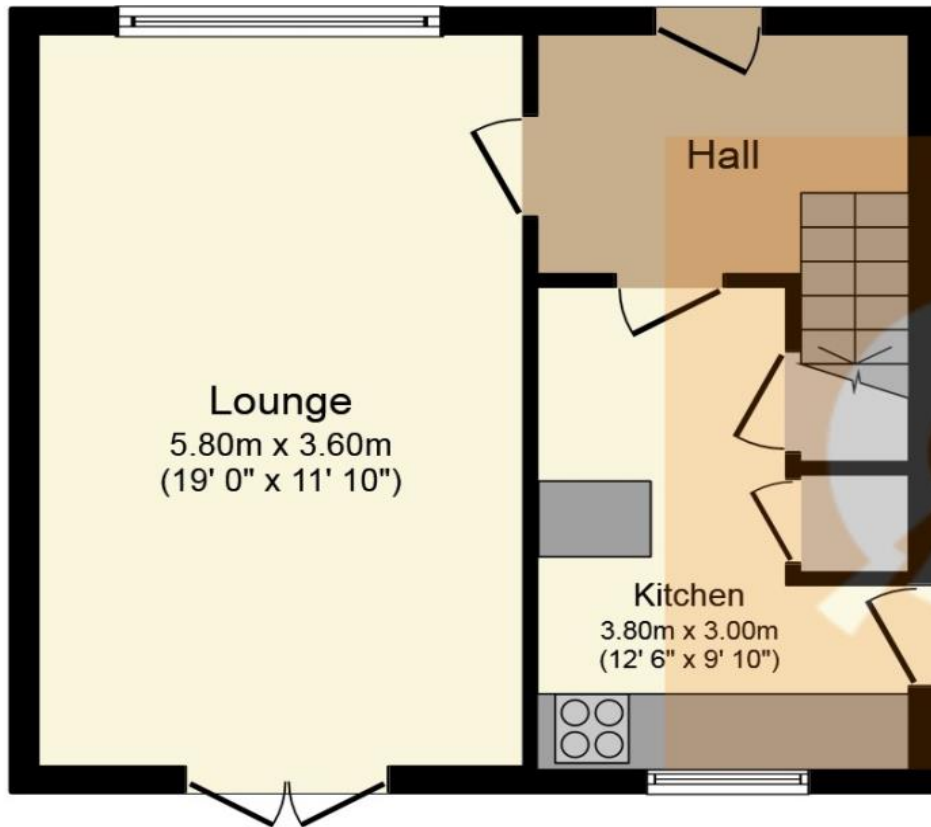




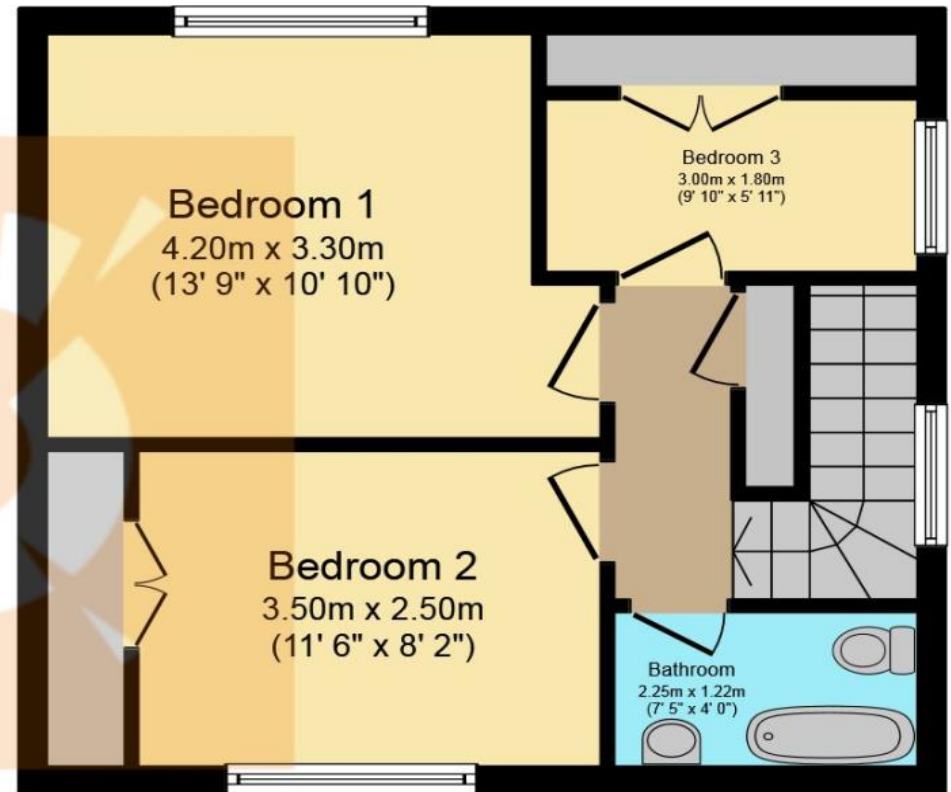
47 Blackthorn Avenue, Beith

Offers Over £95,000





**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

**\*\*\*In-depth Video Tour Available\*\*\* Superb Contemporary Family Home\*\*\* Modern Kitchen and Bathroom\*\*\* Fabulous Open Views\*\*\*Summer House and Sociable Decking Area. VIEW IN PERSON OR ONLINE. Please call your local estate agents, The Property Boom for more details.**

Welcome to No. 47 Blackthorn Avenue and this fantastic family home which is presented to the market in walk-in condition and is a credit to the current owners' great taste in décor and super stylish fixtures and fittings. Upon entering the bright airy reception hallway, you quickly realise that this property has an abundance of natural light.

The superbly spacious family lounge has been stylishly decorated throughout with contemporary wall coverings and neutral fitted carpets. A designated dining area offers the perfect spot to enjoy a lovely meal with family and friends and dual-aspect, double-glazed window formations flood the entire room with light. Elegant French doors found in the lounge provide access to the beautifully landscaped rear garden which offers fabulous open views of the Garnock Valley.

The rear garden features a charming summerhouse and substantial sociable decking area, ideal for outdoor entertaining/dining alfresco all year round. A large area of synthetic lawn makes for extremely easy maintenance and timber fencing helps to create a child-friendly garden. There is a timber shed which provides further storage solutions for indoor/outdoor equipment.

The family kitchen is simply stunning and has been professionally fitted to include a quality range of high gloss floor and wall mounted units with a striking work surface, creating a fashionable and efficient workspace. There is a black composite sink with chrome mixer tap and extractor hood and any other appliances may be included within the sale further to separate negotiation.

A carpeted staircase with chrome handrail offers access to the upper level of this wonderful accommodation, comprising of three generously proportioned bedrooms with fresh neutral decor. Bedroom Two is wonderfully complimented with built-in wardrobes and Bedroom Three is currently being utilised as a dressing room however could easily be converted into a third bedroom.

The immaculate family bathroom is fully tiled and features a three-piece bathroom suite to include an ultra-modern whirlpool bath with electric shower and glass screen, w.c. and wash-hand-basin which contained within a tasteful white high-gloss vanity unit. Contemporary chrome fixtures and fittings can be found throughout to include the chrome heated towel rail and waterfall taps.

Externally, the fully enclosed front garden contains a private driveway and synthetic lawn, requiring minimal upkeep.

This property further benefits from recently installed double-glazing and gas-central heating via contemporary vertical radiators, providing each room with a lovely warmth. An impressive CCTV system ensures maximum security and will also be included within this sale.

Ideally situated for Beith Primary and within the catchment area for 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 fantastic semi-detached family home will without a doubt be very popular. 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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