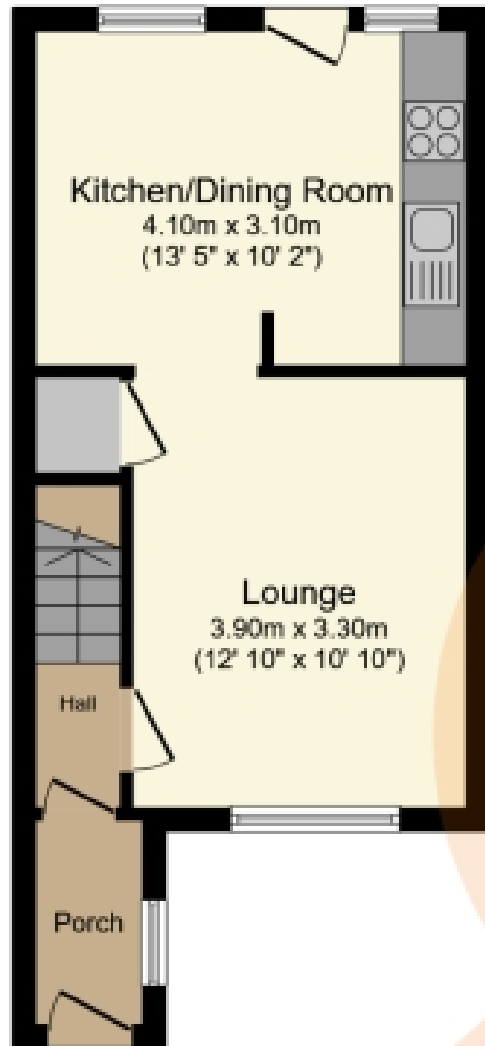




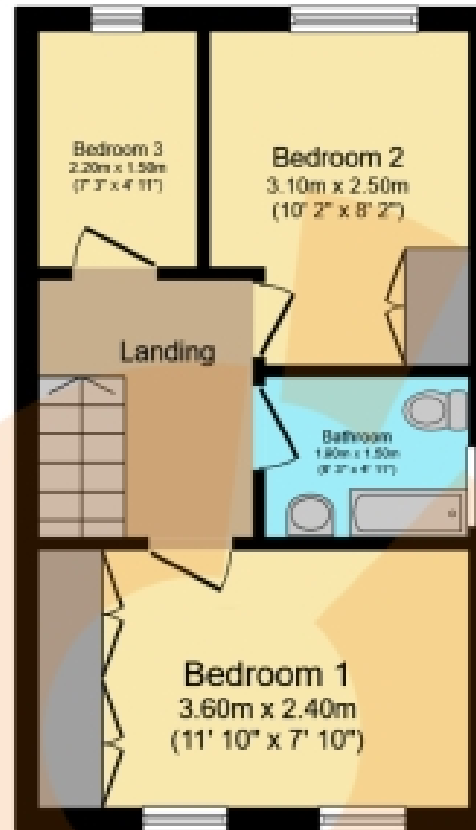
Offers Over £119,995





Ground Floor

Floor area 30.8 m² (332 sq.ft.)



First Floor

Floor area 28.8 m² (310 sq.ft.)



Second Floor

Floor area 12.3 m² (132 sq.ft.)

TOTAL: 71.9 m² (774 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

Located within the highly sought-after Beith locale, No.3 Denholm Way presents itself as a fantastic home for a variety of purchasers. The property is walking distance from a host of amenities, public transport links and schools.

To the front, the home has been well-maintained with decorative stone chipping and a paved multicar driveway & pathway leading to the front entrance. Upon entering, you're welcomed through a welcoming reception that leads into the family lounge.

The family lounge is superbly spacious and decorated with soft, neutral tones and flooring, with a thoughtful open-plan design that runs seamlessly into the dining kitchen. The contemporary fitted dining kitchen holds an array of grey oak effect wall and base mounted units paired with dark granite effect worktops for a stylish and efficient workspace. The kitchen further benefits from an integrated oven and four ring gas cooker as well as space for additional free-standing appliances. The room has been cleverly reconfigured to create an open dining kitchen which offers plenty of room to enjoy an evening meal with family and friends.

Into the upper level are three bedrooms, Bedrooms One & Two are double bedrooms and both boast excellent in-built storage solutions whilst Bedroom Three offers flexible living with potential for a dressing room or home office. No.3 also has the added bonus of a floored loft space, perfect for additional storage or flexible living to adapt to your needs. Completing the property internally is a three-piece family bathroom, comprising of wash hand basin, W.C. and bath with overhead shower. The bathroom has also been fitted with chrome fixtures & fittings.

The rear garden is fully enclosed and fabulously low maintenance with a sociable patio area and synthetic lawn section, perfect for children and pets alike. The garden also has decorative stone chipping to the rear.

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

This ideal family home is a short walk to Beith Primary and within safe walking distance of the recently 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.

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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