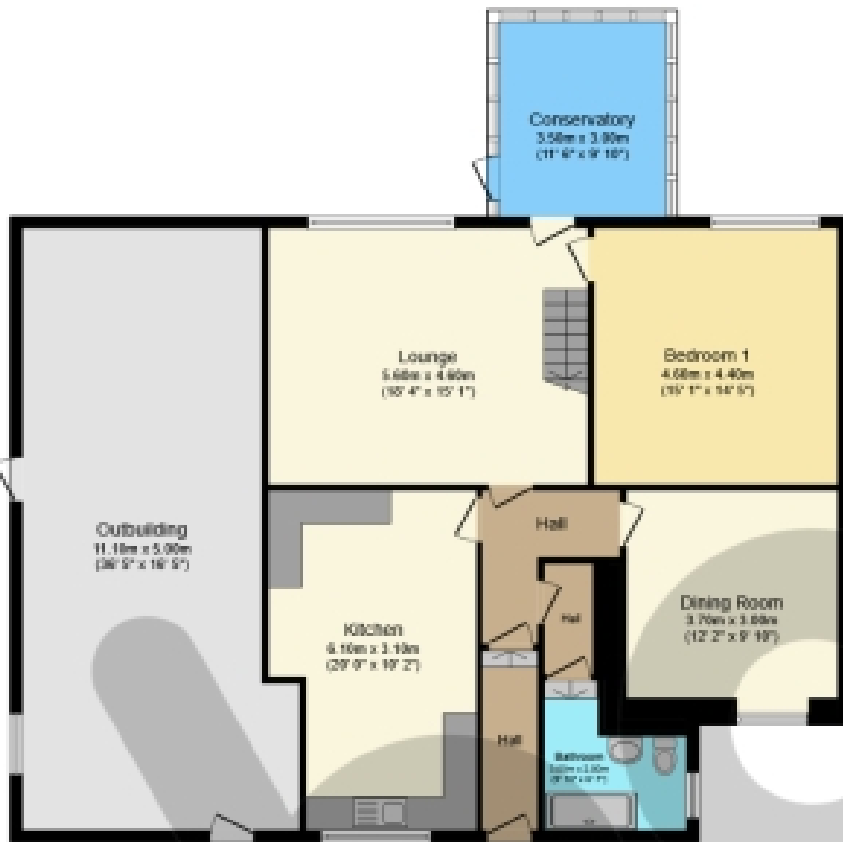




**2 Mains Road, Beith**

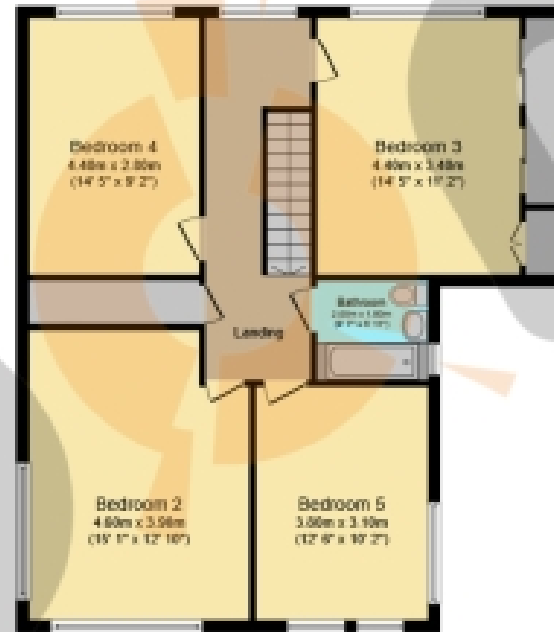
**Offers Over £240,000**





## Ground Floor

Floor area 163.3 sq.m. (1,758 sq.ft.)



## First Floor

Floor area 88.4 sq.m. (951 sq.ft.)



## Outbuilding

Floor area 30.8 sq.m. (332 sq.ft.)

**TOTAL: 282.5 sq.m. (3,041 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](http://www.Propertybox.io)

## THE PROPERTY

Welcome to No. 2 Mains Road and this unique 4/5 bedroom, 2-bathroom property in a popular area of Beith, North Ayrshire.

The property welcomes you via a small hallway, guiding you up just a few steps that draw your gaze toward the door to the inviting lounge area. Decorated with a striking green feature wall complemented by neutral grey tones, the space is brightened by a large, double-glazed window that covers the room in natural light while offering stunning views of the garden. To the side of the dining room is a boot room that leads to a modern three-piece shower room. Fully tiled and stylishly finished, this space is both practical and ideal for guests.

The kitchen offers a host of storage with a range of wall and floor-mounted cabinetry, along with designated space for a freestanding fridge-freezer, washing machine, and cooker. Should you choose to use the dining room as a bedroom, the kitchen still provides ample room for a dining set, creating a warm and inviting atmosphere perfect for family meals or entertaining.

Off the living room, you'll find the first bedroom of the property, a generously sized space that comfortably accommodates a king-size bed while leaving ample room for additional furniture. This bedroom also features a large window overlooking the beautifully maintained garden, adding to its charm. Exiting the ground-floor bedroom, you are greeted by a bright and airy conservatory, which brings in natural light. This versatile space is perfect for entertaining, creating a cosy space, or simply enjoying the serene garden views.

Access to the first floor is gained via a staircase in the living room, leading to four generously sized double bedrooms, a family bathroom, and a convenient storage cupboard. Bedrooms two and five are situated at the front of the property, with bedroom two offering stunning panoramic countryside views through large dual aspect windows. This room is an idyllic space for unwinding, reading, and taking in the scenery.

On the opposite side of the upper floor, you'll find two more double bedrooms, Bedrooms 3 & 4 which both overlook the low-maintenance garden. These rooms also benefit from built-in storage solutions, providing practicality.

Completing the upper floor is the family 4-piece family bathroom which comprises of a w.c, wash hand basin, bath, and shower.

With the interior of the property explored, we move on to the outdoor grounds. Attached to the side of the property is an outbuilding, ideal for storage or, with the appropriate permissions, a potential extension to create an additional room or perhaps extend the kitchen area further.

Additionally, the property features another outbuilding that can serve as a workshop, as well as a small brick shed attached to the multi-car carport, which comfortably accommodates three vehicles. The expansive grounds also offer ample space for additional parking, making it a highly versatile and functional outdoor area.

The property is ideally situated for Beith Primary and is within walking distance of the newly built secondary School, Garnock Community Campus with a 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.

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