



**4 Barrington Gardens, Beith**

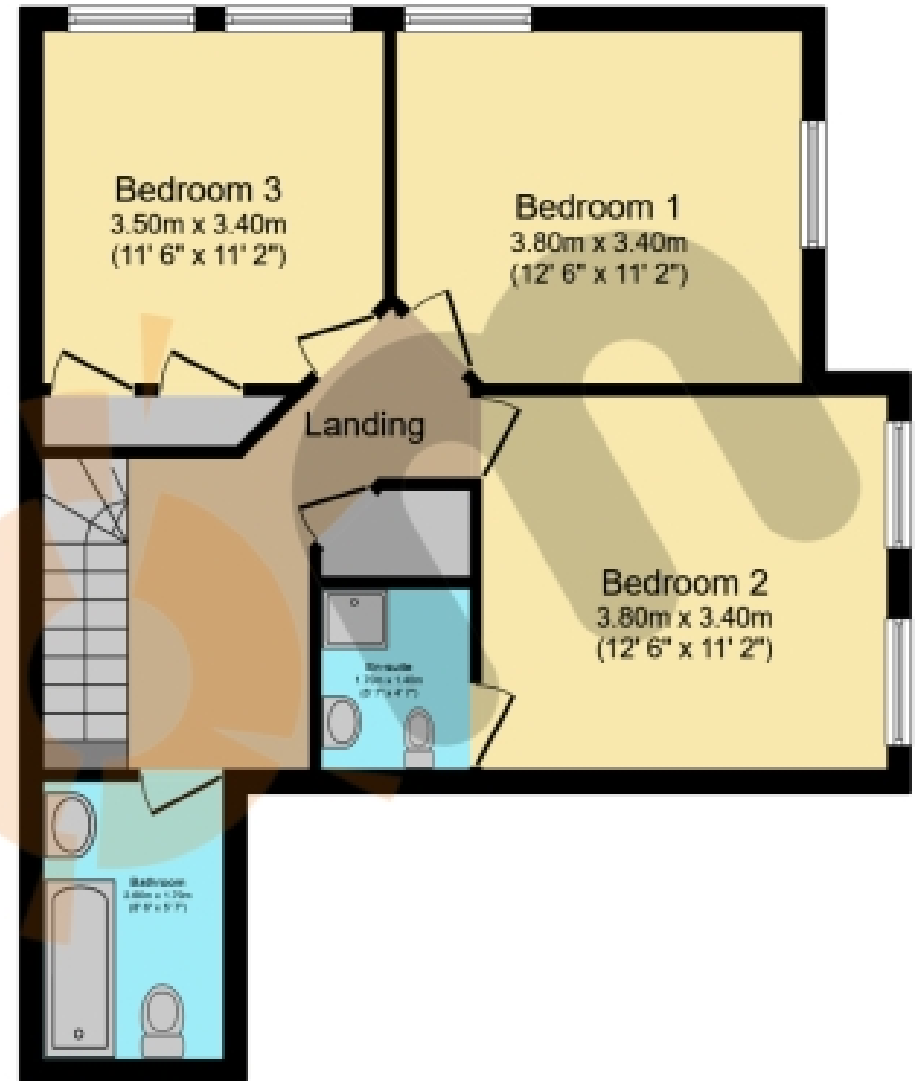
**Offers Over £160,000**





## Ground Floor

Floor area 56.4 m<sup>2</sup> (607 sq.ft.)



## First Floor

Floor area 56.4 m<sup>2</sup> (607 sq.ft.)

**TOTAL: 112.7 m<sup>2</sup> (1,213 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

**\*\*CHARMING FAMILY HOME IN SOUGHT-AFTER ESTATE\* IMPRESSIVE DIMENSIONS THROUGHOUT \* CONTEMPORARY DINING KITCHEN \* THREE DOUBLE BEDROOMS \* BEAUTIFULLY MAINTAINED REAR GARDENS \* Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.**

Nestled within the exclusive private estate of Barrington Gardens in the sought-after Beith locale, No. 4 is a spacious terraced home offering generous and flexible family accommodation. Ideally situated within walking distance of local amenities, schools, and regular public transport links.

With its desirable corner position overlooking the picturesque former Trinity Church, this home offers a wonderful sense of privacy and security. The estate provides ample parking for both residents and visitors, while a charming, paved walkway leads to the inviting front entrance.

Stepping inside, you are welcomed by a bright and inviting reception hallway. The spacious family lounge delights with its generous proportions, complimented by neutral décor and an abundance of natural light from its dual-aspect windows. Elegant French doors open seamlessly to the rear garden, creating a perfect blend of indoor and outdoor living.

The contemporary fitted dining kitchen boasts sleek white gloss wall and base units, complimented by Quartz worktops, creating a stylish and practical workspace. Quality integrated appliances include a 4-ring induction hob, double electric oven/grill, and fridge/freezer, are all included in the sale. With ample dining space, this area offers a flexible and sociable setting for the whole family to enjoy. Completing the ground floor is a convenient W.C.

Into the upper level are three generously proportioned double bedrooms, each offering ample space and comfort. Bedroom One enjoys the added luxury of an en-suite shower room, enhancing everyday convenience. Completing the home internally is a three-piece family bathroom, featuring a bathtub with an overhead shower, W.C., and wash hand basin. No. 4 further benefits from a partially floored loft space for additional storage.

To the rear is a beautifully maintained and fully enclosed garden space with a blend of manicured lawn and low-maintenance patio areas.

Beith Primary is close by, and the property is within safe walking distance of 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 ten-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 an eclectic range of amenities.

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.

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