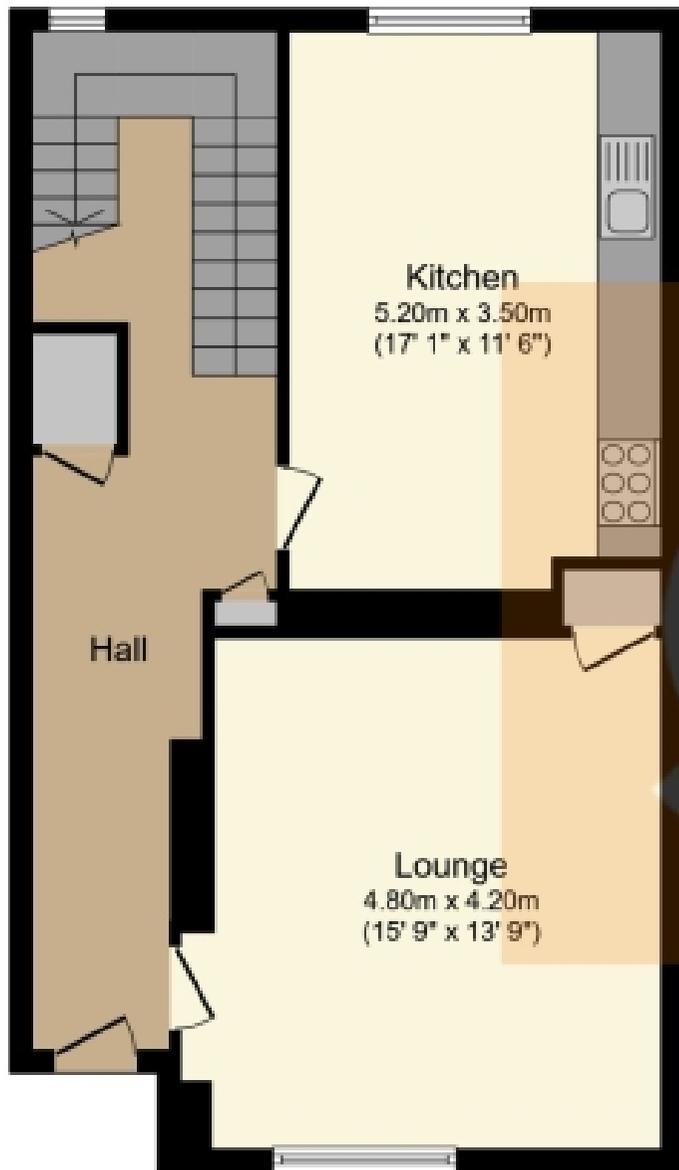




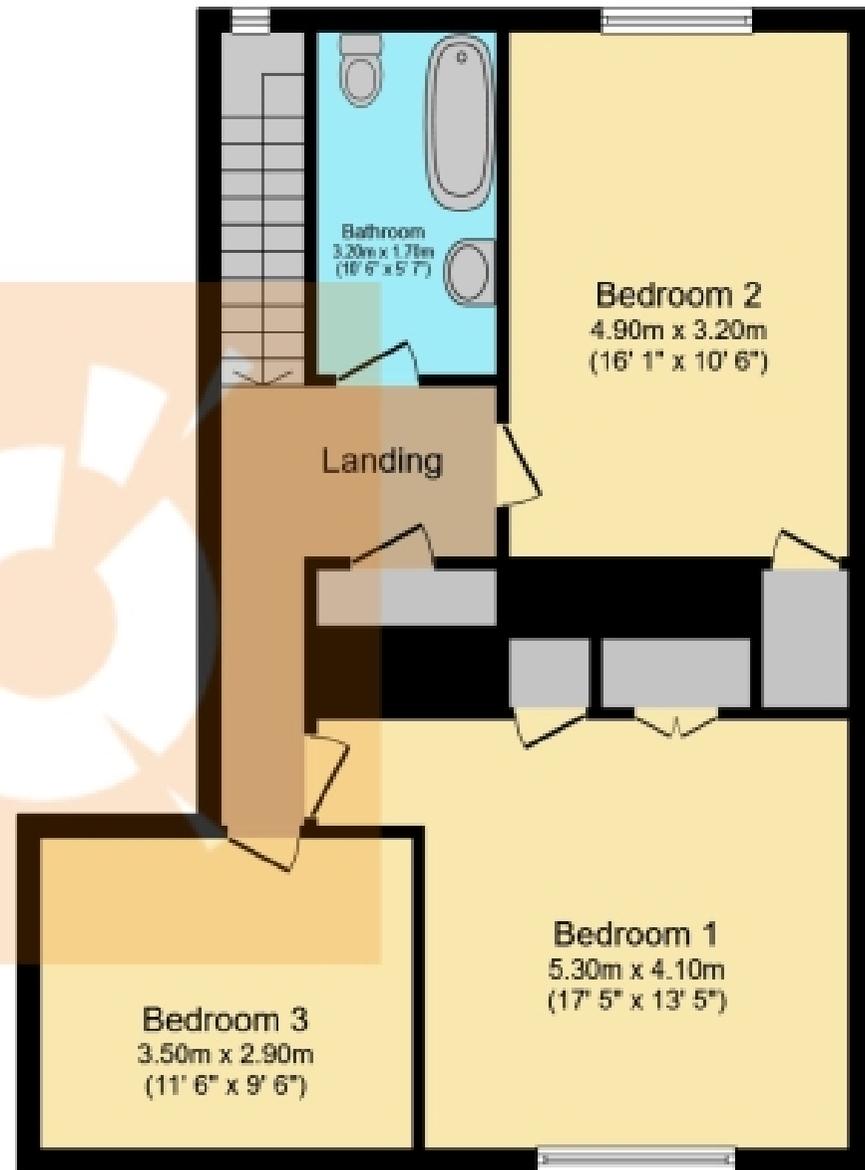
**62B Eglinton Street, Beith**

**Offers Over £155,000**





**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

Situated within the heart of Beith, this deceptively spacious conversion marries a wealth of charm and character together to create an exceptional family home. Whang House, 62 Eglinton Street, Beith is a historically important Category B Listed Building. Built Circa 1830, this imposing 2-storey 3-bay classical villa was subdivided circa 1970.

Upon entering, you are welcomed through the grand reception hallway with imposing heights and neutral décor for an elegant feel that sets the tone for the rest of the property. The lounge is strikingly spacious and offers plentiful space for the full family to enjoy. Stunning period features and woodwork have been retained throughout from intricate cornicing to beautiful sash and case windows.

The rustic style kitchen boasts a unique layout with wooden cabinetry and butcher block worktops. There is a tasteful Belfast sink and impressive range-style cooker along with ample space for a washing machine, dishwasher, and fridge freezer. The generous proportions of the kitchen allow for ample dining space and a large bay window formation allows natural sunlight to flood in. On to the upper level of this wonderful home are three generously proportioned double bedrooms with excellent in-built storage in Bedroom One & Two which offer fabulous flexible living. All three bedrooms have been beautifully presented throughout with fresh décor and Bedroom Two boasts stunning countryside views and is currently being utilised as a home studio but would make the perfect Home Office.

Completing this magnificent property internally is a contemporary three-piece family bathroom, comprising of a bathtub with overhead shower, W.C. and wash hand basin along with stylish chrome fixtures & fittings for a relaxing space to unwind.

Externally to the rear of the property is a raised sociable decking area, ideal for outdoor entertaining/dining alfresco. A further sociable patio area and communal garden grounds can be found, offering an excellent outdoor space for children and pets alike. The property further benefits from gas-central heating throughout, providing all rooms with a delightful 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.

The wealth of charm and character of this stunning property must be viewed to be fully appreciated and we urge early viewing to avoid disappointment. 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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