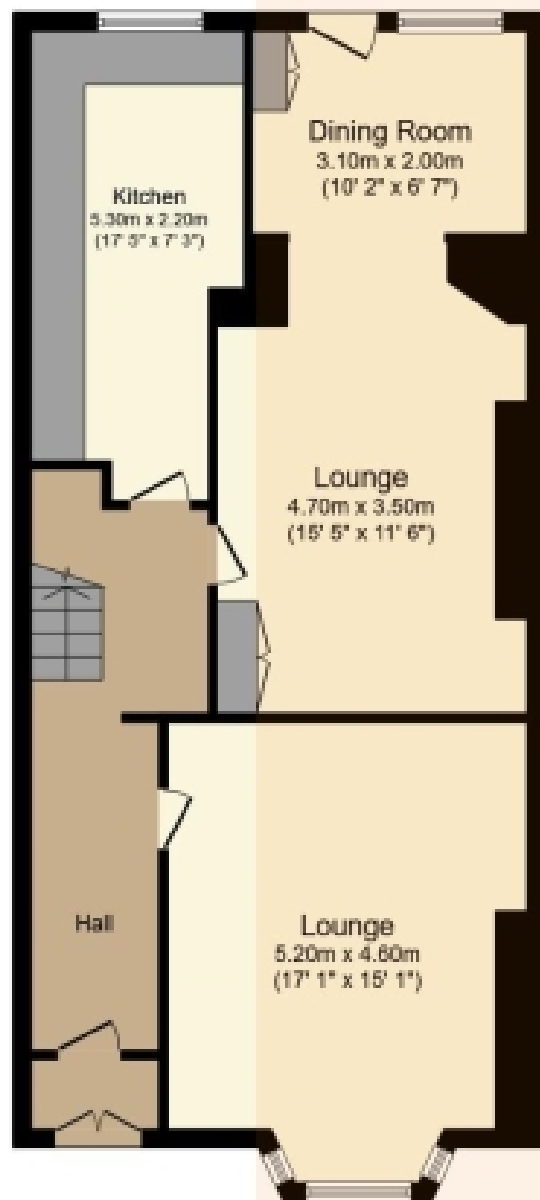




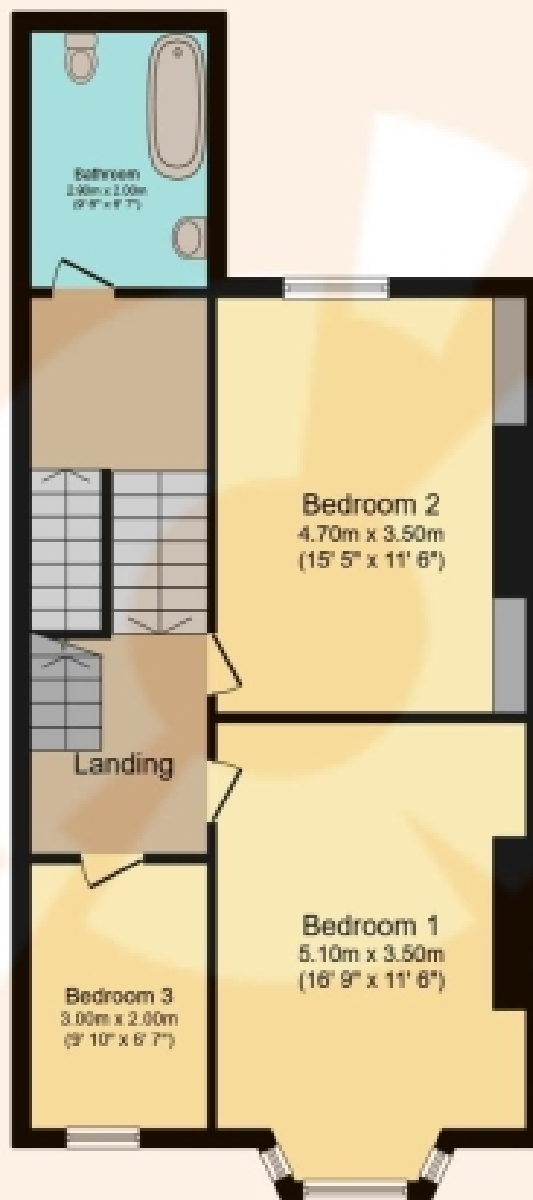
**33 Barrmill Road, Beith**

**Offers Over £250,000**

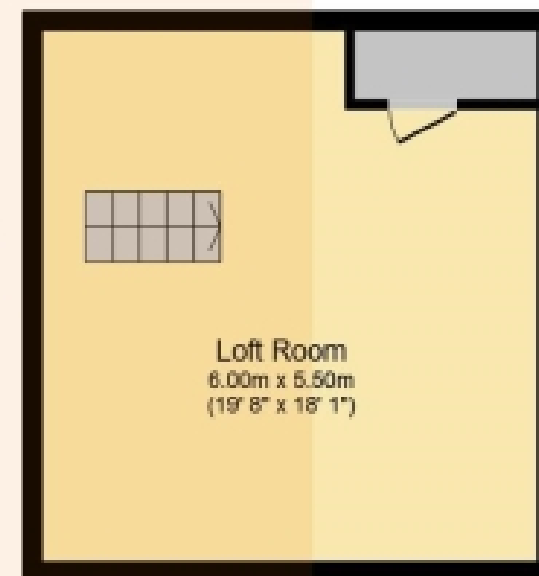




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 163.6 sq.m. (1,761 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## THE PROPERTY

**\*\*CHARMING TRADITIONAL BLONDE SANDSTONE HOME \*\* IMPRESSIVE HEIGHTS & DIMENSIONS THROUGHOUT \*\* SUBSTANTIAL FLOORED LOFT SPACE \*\* EXTENSIVE MANICURED REAR GARDEN \*\*** Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report. Situated within the desirable Barrmill Road, Beith, No.33 is a traditional sandstone home boasting a wealth of character and charm. The property is ideally located close by to a host of amenities, schools and public transport links making for a fantastic family home.

A substantial gravel driveway accommodating multiple vehicles leads to the front of the property where you are welcomed into the bright and invited reception hallway. The family lounge impresses with its soaring heights and generous dimensions that sets the tone for the property within. A fabulous open-plan layout flows seamlessly into the rear facing dining room; perfect for enjoying an evening meal with family.

The fitted kitchen holds ample oak effect base mounted units paired with dark granite effect worktops for an efficient workspace. The kitchen further benefits from an integrated four ring gas cooker and oven alongside ample space for freestanding appliances where desired.

Completing the ground floor is a charming sitting room, neutrally decorated and soaked in natural light through the bay window formation for a relaxing space to unwind. The room offers a flexible living space for a multitude of uses.

Into the upper level are three generously proportioned bedrooms, all neutrally decorated for a fresh space. The pristine family bathroom is fully tiled and comprises of bathtub with overhead shower, W.C. and wash hand basin. Completing the property internally is a substantial floored loft space offering convenient storage space or even a fourth bedroom if desired.

The rear garden is strikingly extensive, predominantly laid to manicured to lawn and surrounded by mature shrubbery for the perfect space for children & pets alike.

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. This impressive family home will be very popular. Please watch our property's video tour for a more detailed look. We would highly recommend an early viewing of this contemporary 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.

[www.thepropertyboom.com](http://www.thepropertyboom.com)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)