



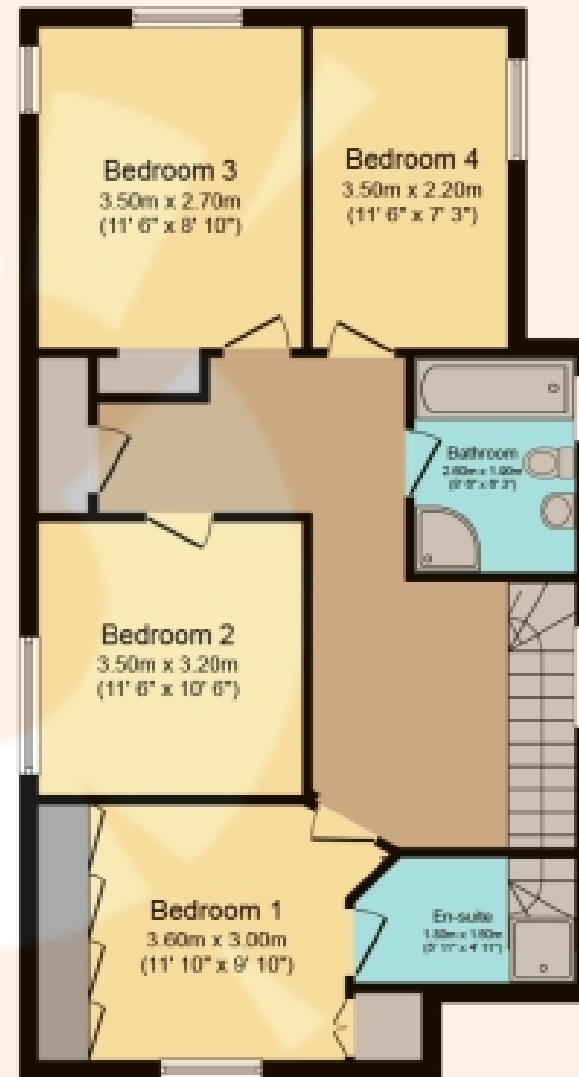
10A Barrmill Road, Beith

Offers Over £340,000





Ground Floor



First Floor

Total floor area 147.0 sq.m. (1,582 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

**** WALK-IN CONDITION ** HIGH-SPECIFICATION BREAKFASTING KITCHEN ** FOUR DOUBLE BEDROOMS ** EXTENSIVE GARDENS TO FRONT & REAR ****. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Nestled within the highly sought-after Barrmill Road, No.10a stands as an impressive, detached villa, occupying a substantial plot and presented in true walk-in condition. Situated within the ever-popular Beith locale, it enjoys the convenience of being within walking distance to Beith Primary School, shops, cafes and public transport links.

From the outset, the property captivates with its elevated position and impressive grounds which are meticulously maintained. The extensive driveway can comfortably accommodate 4+ vehicles and leads to the detached garage, providing safe off-street parking.

Upon entry, the bright entrance vestibule sets a welcoming tone for the home. The family lounge impresses with its generous dimensions, neutral décor, and an abundance of natural light streaming through bay window formations. Feature spotlights and a wall-mounted fireplace help to create a modern feel, making this the perfect space to relax with family.

The contemporary kitchen exudes style and efficiency, with hi-gloss wall and base mounted units with contrasting worktops. Integrated appliances include a 5-ring gas hob, electric oven/grill, microwave, dishwasher, and there is an impressive American style fridge/freezer which will also be included within the sale. A convenient utility room provides additional space for freestanding appliances, while a charming rear-facing sunroom, complete with a delightful breakfast bar, offers the perfect spot for enjoying a morning coffee.

The dining room provides a versatile space for family meals or entertaining guests, catering to all needs. Completing the ground floor is an elegantly simple W.C.

Climbing the staircase with glass balustrade to the first floor, you'll find four generously proportioned double bedrooms. Bedroom One features excellent in-built storage and a fully tiled en-suite shower room, complete with steam room features for added luxury. A stylish four-piece family bathroom, comprising of a statement roll-top bath, walk-in shower cubicle, W.C., and wash hand basin, completes the home internally.

Stepping out to the rear garden, a raised decking area provides the ideal spot for outdoor entertaining/dining alfresco. Designed for low maintenance, with plenty of seating areas and surrounded by mature shrubbery for added privacy, the garden offers the perfect spot to relax during the summer months.

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.

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