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JAS CAMPBELL & CO LTD
—ws—
solicitors notaries estate agents



Semi-Detached House
42 Barrington Avenue, Beith, KA15 2BY
Offers IRO £110,000



rightmove

nTheMarket

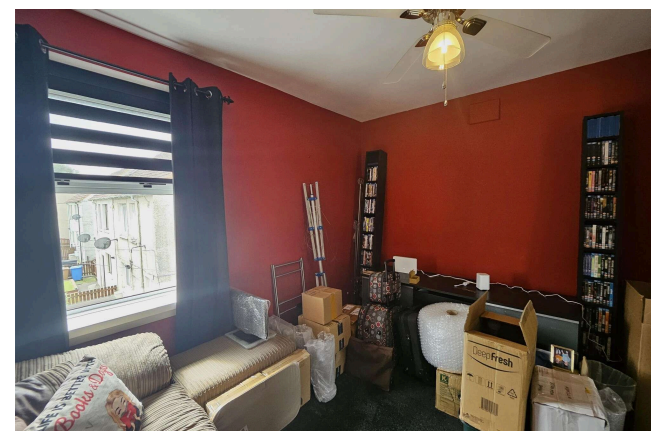
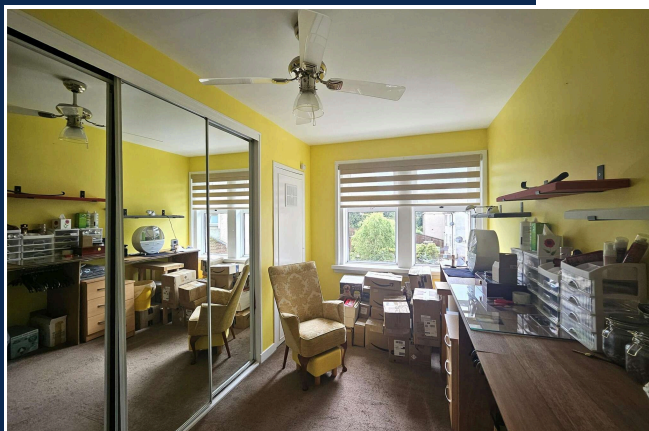
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd are delighted to be marketing 42 Barrington Avenue which occupies a prime corner plot offering extensive garden and private parking grounds. This bright and spacious family home offers three double bedrooms and is presented in a pleasant decorative order throughout. The property boasts having a beautifully low-maintenance frontage with a monobloc multi-car driveway with a brick built garage together with a large timber store which could be utilized as summer house/ additional family room. The low maintenance garden to the rear has a lawn and a paved area leading to a timber shed which is perfect for additional outdoor storage.

Ground Floor: You enter the Entrance Hallway at the side of the property. There is a large storage cupboard and a stairway around the corner leading to the three bedrooms - Side facing Bathroom housing a three piece suit - Lounge featuring a wood burner and overlooks the front garden- Dining Kitchen - Rear Vestibule with large storage cupboard/utility and a door to the enclosed rear garden.

First Floor: Top Landing with a hatch to the loft - Bedroom One is a double front facing room boasting from having an En-Suite Shower Room with a two piece bathroom suit and separate shower cubicle - Bedroom Two is a rear facing double room - Bedroom Three is also a double room with a window to the rear featuring mirrored fitted wardrobes.

Early viewing is highly recommended. Don't miss your chance to secure this fantastic property.

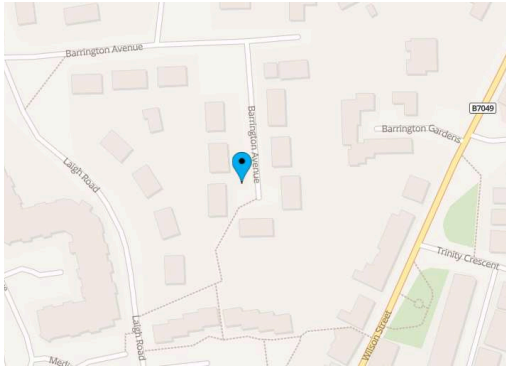
MEASUREMENTS

Entrance Hallway	3.21 m x 2.18 m / 10'6" x 7'2"
Bathroom	2.34 m x 2.32 m / 7'8" x 7'7"
Lounge	3.89 m x 4.46 m / 12'9" x 14'8"
Kitchen	3.10 m x 2.97 m / 10'2" x 9'9"
Rear Porch	1.70 m x 1.41 m / 5'7" x 4'8"
Mid Landing	2.21 m x 0.90 m / 7'3" x 2'11"
Top Landing	2.12 m x 2.50 m / 6'11" x 8'2"
Bedroom 1	3.92 m x 3.23 m / 12'10" x 10'7"
Ensuite	2.36 m x 1.60 m / 7'9" x 5'3"
Bedroom 2	4.42 m x 2.80 m / 14'6" x 9'2"
Bedroom 3	3.33 m x 3.23 m / 10'11" x 10'7"

FEATURES

Semi Detached Family Home
 Prime corner plot offering extensive garden and private parking grounds
 Three double bedrooms
 Pleasant decorative order throughout
 Brick built garage
 Timber store which could be utilized as summer house/additional family room
 Front, side & rear gardens with garden shed
 Double Glazing & Gas Central Heating

EPC RATING - D
COUNCIL TAX BAND - B



Viewing

Tel: 01294 60 2000

Offers

All further negotiations and all offers to be lodged with Messrs Jas Campbell & Co. WS. 76 Princes Street, Ardrossan KA22 8DQ.

Valuation

If you have property to sell we can provide you with a pre-sale advice and opinion on the sale of your property.

Important

These particulars are believed to be correct and have been prepared in good faith, but their accuracy is not guaranteed and they do not form part of any contract.



SOLICITORS
AND INDEPENDENT
FINANCIAL ADVICE

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E496514

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