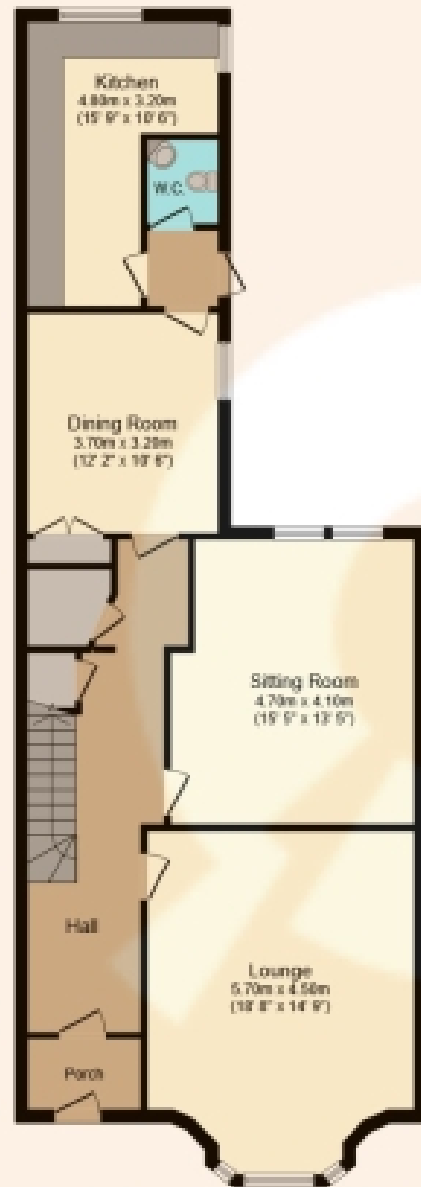




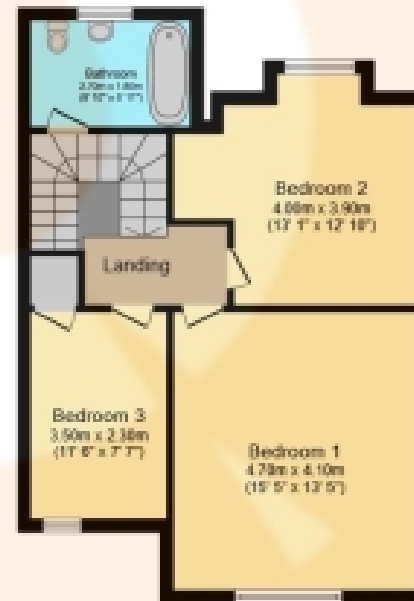
27 Barrmill Road, Beith

Offers Over £275,000





Ground Floor



First Floor

Total floor area 147.3 sq.m. (1,585 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

****TRADITIONAL BLONDE SANDSTONE VILLA BOASTING A WEALTH OF CHARACTER & CHARM THROUGHOUT ** IMPRESSIVE HEIGHT & DIMENSIONS ** BEAUTIFULLY MANICURED FRONT & REAR GARDENS **EXTENSIVE MULTICAR DRIVEWAY**** Please contact your personal estate agent, The Property Boom for much more information and a copy of the home report.

Welcome to No.27 Barrmill Road, a desirable, traditional sandstone semi-detached villa nestled within the highly sought-after Beith locale. This property exudes timeless charm and offers an idyllic family home within easy reach of amenities, schools, and transport links.

To the front, a meticulously maintained garden sets the scene, featuring a lush lawn area framed by mature shrubbery, and a paved multicar driveway which leads to the detached garage and front entrance. Upon entering, you're greeted by a grand reception hallway, which sets a tone of elegance and sophistication throughout the property.

The impressive family lounge awaits, boasting generous proportions and lofty ceilings. The lounge benefits from neutral décor, intricate cornicing, and a delightful bay window formation which floods the space with natural light, creating a relaxing space to unwind.

The well-appointed kitchen features an array of white base and wall mounted units, paired with oak effect worktops, providing a practical and stylish workspace. Equipped with an integrated five-ring gas cooker and oven, alongside ample room for freestanding appliances, this kitchen really has all you need to create gourmet dishes for friends and family.

On the ground level, discover a superbly spacious rear-facing sitting room, offering a versatile living space ideal for relaxation, dining, or even as a fourth bedroom. Additionally, a smaller reception room, currently utilised as a sitting area, presents the perfect setting for a separate dining room or a home office. Completing this level is a convenient W.C. and plentiful in-built storage solutions for added functionality.

Ascending to the upper level, three generously proportioned bedrooms await, each neutrally decorated and bathed in natural light. Completing the internal layout is a fully tiled three-piece family bathroom, featuring a bathtub with overhead shower, a W.C., and a wash hand basin, ensuring comfort and convenience. Outside, the rear garden is meticulously maintained and fully enclosed thanks to the mature shrubbery and the timber fencing for added privacy. With manicured lawn sections and a decorative stone gravel area, it provides the perfect space for outdoor enjoyment and family gatherings.

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.

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