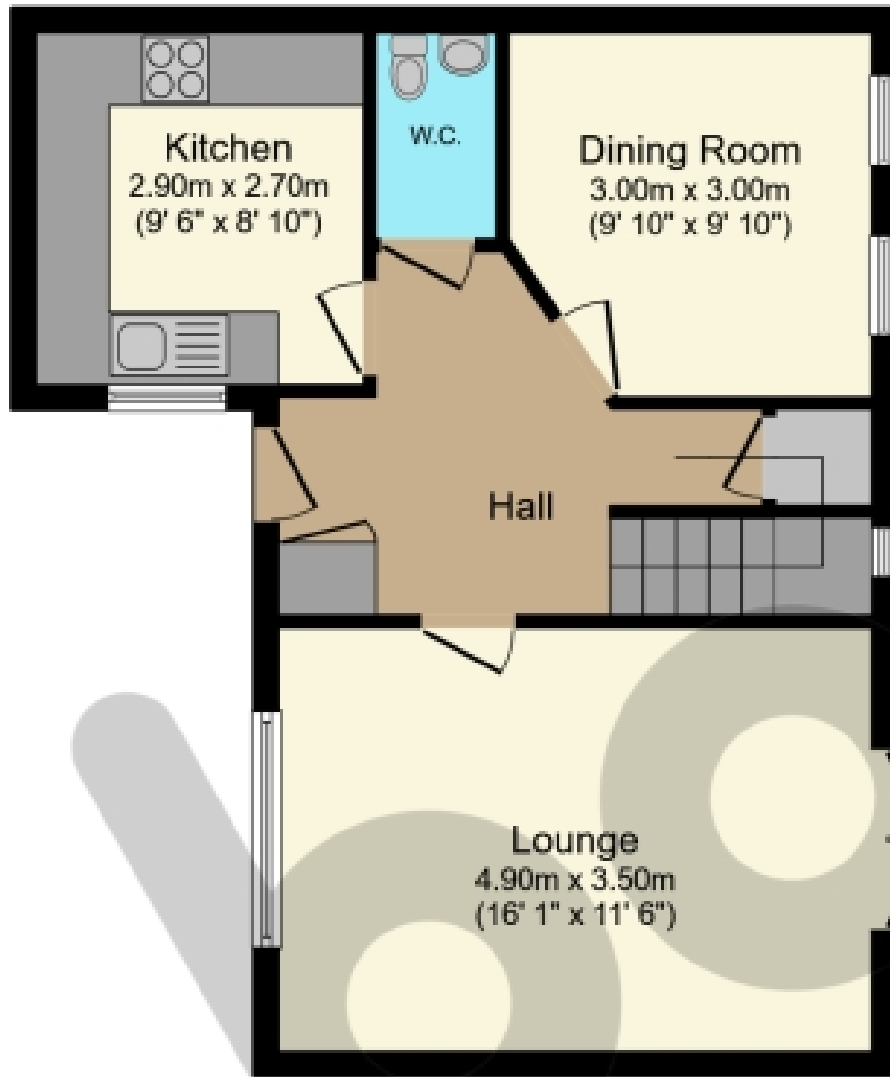




**5 Barrington Gardens, Beith**

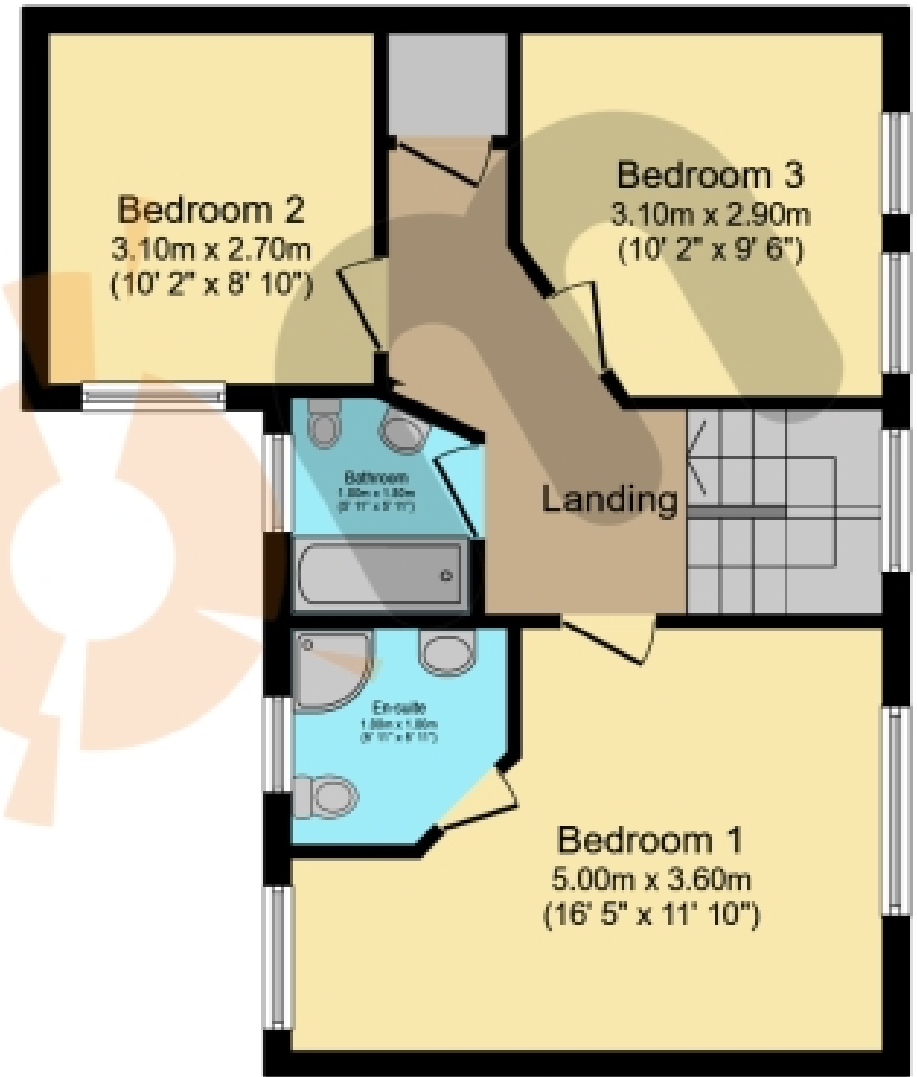
**Offers Over £155,000**





### Ground Floor

Floor area 46.9 m<sup>2</sup> (505 sq.ft.)



### First Floor

Floor area 46.9 m<sup>2</sup> (505 sq.ft.)

**TOTAL: 93.9 m<sup>2</sup> (1,011 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

\*SELDOM AVAILABLE PRIVATE ESTATE \*3 BEDROOMS, 2 PUBLIC ROOMS, 3 BATHROOMS \* CHARMING CHURCH VIEWS \* IMPRESSIVE DIMENSIONS \* LOW-MAINTENANCE REAR GARDEN \* Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Nestled within the rarely available private estate of Barrington Gardens, in the sought-after Beith locale, No. 5 is a spacious terraced home that offers both generous and flexible family accommodation.

Overlooking the picturesque Former Trinity Church, this home enjoys a sense of privacy and security thanks to its corner positioning. The estate offers ample parking for both residents and visitors, with a paved walkway leading to the welcoming front entrance.

Upon entering, you are greeted by a spacious and inviting reception hallway. The family lounge impresses with its generous dimensions, enhanced by neutral décor and an abundance of natural light streaming through dual aspect window formation. Chic French doors provide seamless access to the rear garden.

The modern fitted kitchen features sleek hi-gloss wall and base units, paired with oak-effect worktops, creating a stylish and efficient workspace. Quality integrated appliances include a 4-ring gas hob with electric oven/grill, fridge/freezer, and dishwasher which will all be included within the sale. Off the kitchen, the charming dining room providing flexible accommodation, suitable as a fourth bedroom or home office. Completing the ground floor is a pristine W.C., elegantly simple in design.

On to the upper level, No. 5 holds three generously proportioned double bedrooms. Bedroom One benefits from a contemporary en-suite shower room. A fully tiled family bathroom, complete with a bathtub, overhead shower, W.C., and wash hand basin, completes the internal layout.

To the rear, the home boasts a low-maintenance, fully enclosed garden featuring a large sociable patio area, and decorative stone chips.

Beith Primary is close by, and the property is within safe walking distance of 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 ten-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 an eclectic range of amenities.

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.

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[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)