

01294 60 2000

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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

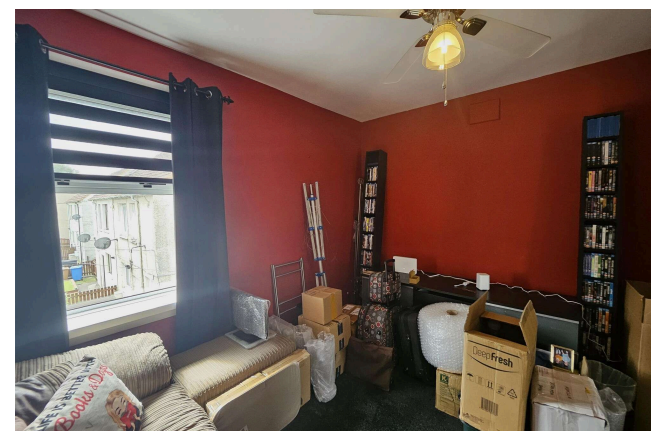
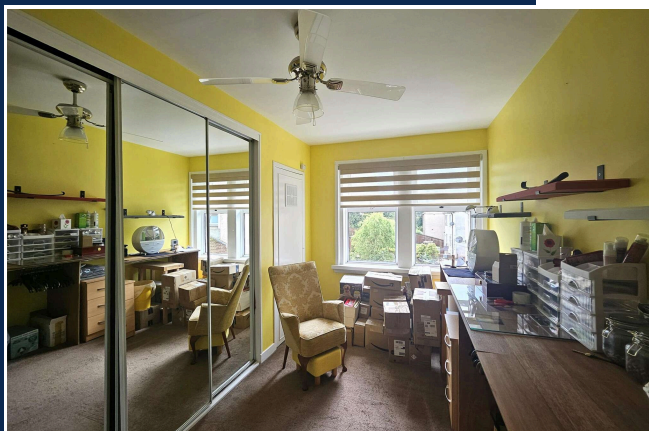
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd are delighted to be marketing 42 Barrington Avenue which occupies a prime corner plot offering extensive gardens and private parking grounds. This bright and spacious family home offers three double bedrooms and boasts having a monobloc multi-car driveway, brick built garage together with a large timber store and rear garden with shed. This would be an ideal purchase for first time buyers or as a buy to let.

**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 suite - Front facing lounge with a wood burner - Dining kitchen will wall and floor units for more than ample storage - 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.

Viewing is highly recommended.

## MEASUREMENTS

|                |                                  |
|----------------|----------------------------------|
| 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"  |
| Dining Kitchen | 2.97 m x 3.10 m / 9'9" x 10'2"   |
| Rear Hall      | 1.41 m x 1.70 m / 4'8" x 5'7"    |
| Bedroom 1      | 3.92 m x 3.23 m / 12'10" x 10'7" |
| Ensuite        | 2.30 m x 1.30 m / 7'7" x 4'3"    |
| Bedroom 2      | 2.80 m x 4.25 m / 9'2" x 13'11"  |
| Bedroom 3      | 3.23 m x 3.33 m / 10'7" x 10'11" |

## FEATURES

Prime corner plot offering extensive garden and private parking grounds  
 Three double bedrooms  
 Two bathrooms  
 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  
 Chain fee

**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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E513748

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