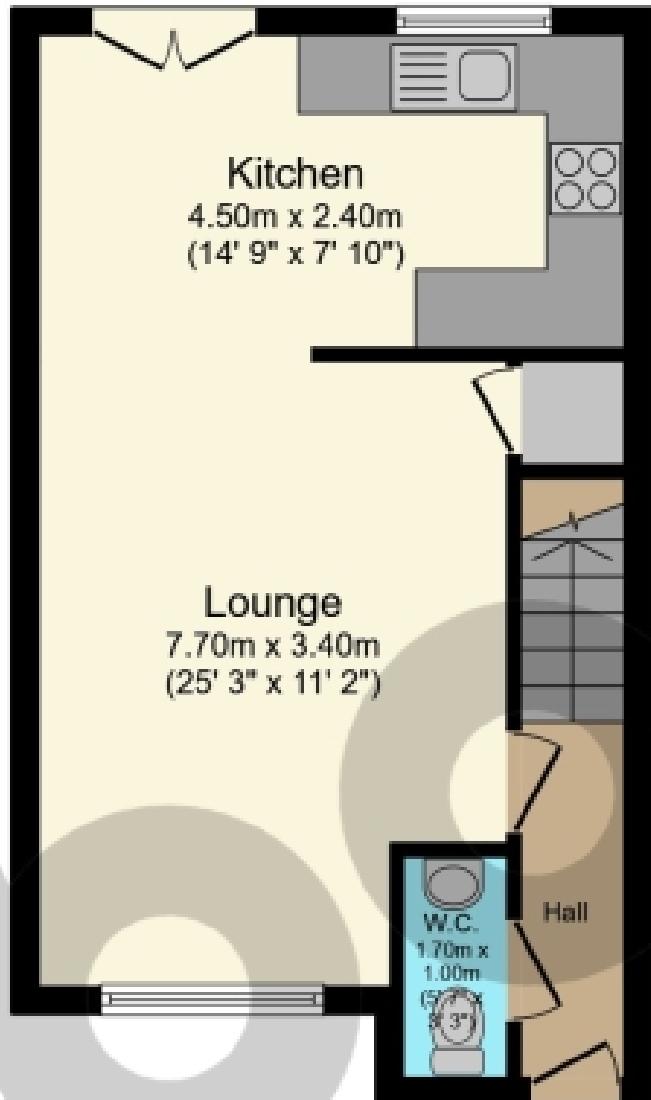




**Millbarr Grove, Barrmill**

**Offers Over £149,995**





**Ground Floor**

Floor area 34.0 sq.m. (366 sq.ft.)



**First Floor**

Floor area 32.8 sq.m. (354 sq.ft.)

**Total floor area: 66.9 sq.m. (720 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

Welcome to No.4 Millbarr Grove, ideally situated in the sought after Barrmill locale, just a short drive from plenty of local amenities and transport links. The property is a highly economical home that has undergone numerous upgrades to enhance energy efficiency and modern living. Ideal for downsizers, this property offers two generous double bedrooms and a spacious, well-designed interior.

Stepping through the newly replaced double-glazed front door, you're greeted by an inviting entrance hall that provides access to both the lounge and ground-floor W.C. The lounge is impressively sized, with large floor-to-ceiling windows that flood the room with natural light, creating a bright and welcoming atmosphere.

Adjacent to the lounge is the open-plan dining kitchen, featuring brand-new marble flooring and striking black-and-white cabinetry. The kitchen is fully equipped with integrated appliances, including an oven, hob, extractor fan, washing machine, and dishwasher. The kitchen further benefits from a dining area, perfect for family meals or entertaining guests. Completing the ground floor is a convenient W.C.

Into the upper level are two generously proportioned double bedrooms, both bedrooms include built-in storage, while Bedroom One also benefits from an en suite shower room. Completing the home internally is a stylish four-piece family bathroom comprising of a W.C., wash hand basin, bathtub, and walk-in shower cubicle, offering both comfort and practicality.

To the back of the property is the fully enclosed rear garden. It is fabulously low maintenance with a large patio space and outdoor storage.

This property further gains from a partially floored loft, extra insulation in the roof and solar panels.

Ideally situated for Beith Primary and within the catchment area for 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.

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.