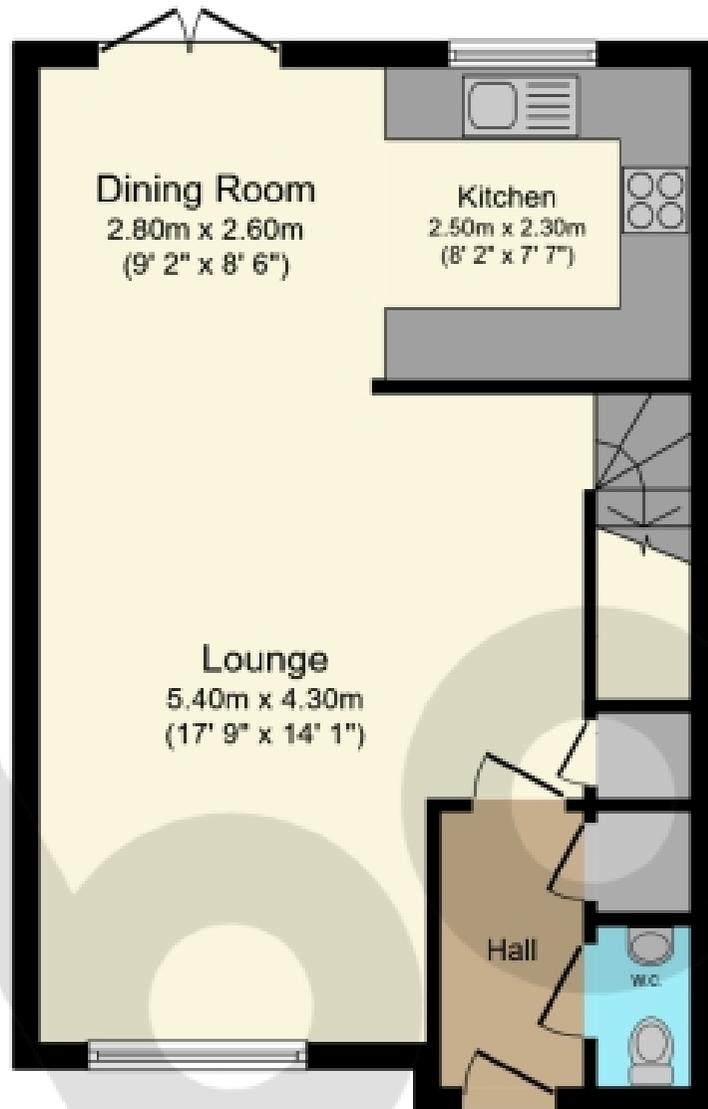




Millbarr Grove, Barrmill

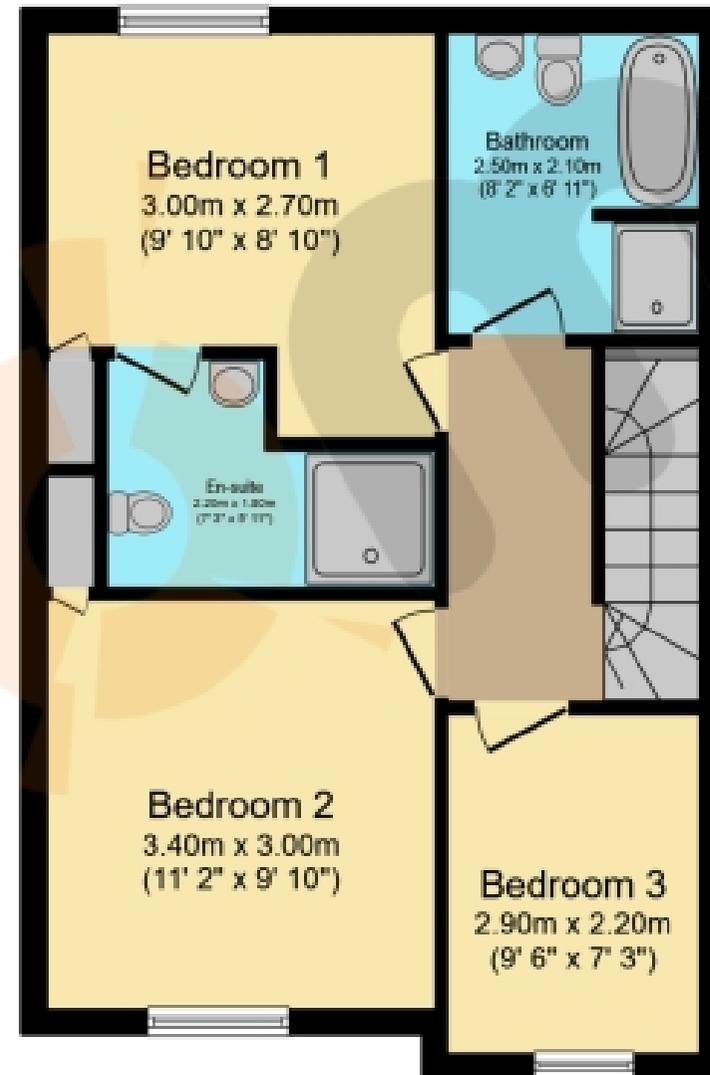
Offers Over £185,000





Ground Floor

Floor area 45.1 sq.m. (485 sq.ft.)



First Floor

Floor area 45.0 sq.m. (485 sq.ft.)

Total floor area: 90.1 sq.m. (970 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

THE PROPERTY

Nestled within the peaceful Ayrshire village of Barrmill, Millbarr Grove presents this beautifully presented semi-detached villa, offering stylish and flexible family living. A manicured front lawn and generous multi-car monoblock driveway create an inviting first impression as you arrive at the property.

Stepping into the home, you are welcomed by an entrance hallway providing access to the lounge and a convenient ground-floor W.C., ideal for visiting guests. The contemporary family lounge offers generous floor space and is finished in stylish grey tones, complemented by modern wall panelling.

Adjacent to the lounge is the recently upgraded kitchen, designed with sleek, ultra-modern finishes and a range of base and wall-mounted cabinetry. The space is well equipped with integrated appliances including a fridge, freezer, microwave, oven, electric hob and extractor fan. There is also ample floor space near the entrance of the room, making it a perfect spot for a dining table.

Into the upper level are three well-proportioned bedrooms offering comfortable accommodation, with Bedroom One benefiting from its own en-suite shower room. The four-piece family bathroom is presented in pristine condition and features a bath, walk in shower cubicle, a wash hand basin with vanity storage and a W.C.

Externally, the rear garden is designed for low maintenance, with a large, manicured lawn and patio area providing plenty of space for outdoor seating and entertaining. The garden is enclosed by tall wooden fencing, ensuring a good level of privacy.

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.

www.thepropertyboom.com
Head Office : 31 Braehead, Beith, KA15 1EG
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com