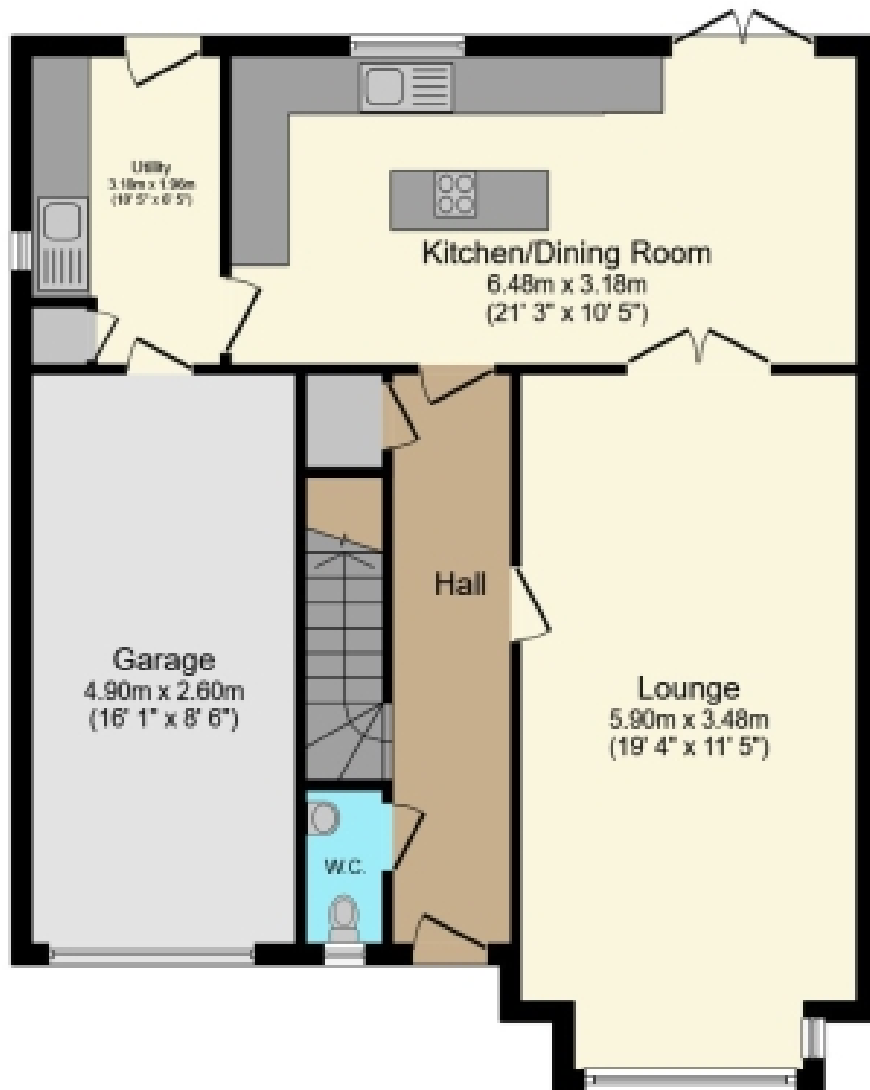




27 Millbarr Grove, Barrmill, North Ayrshire

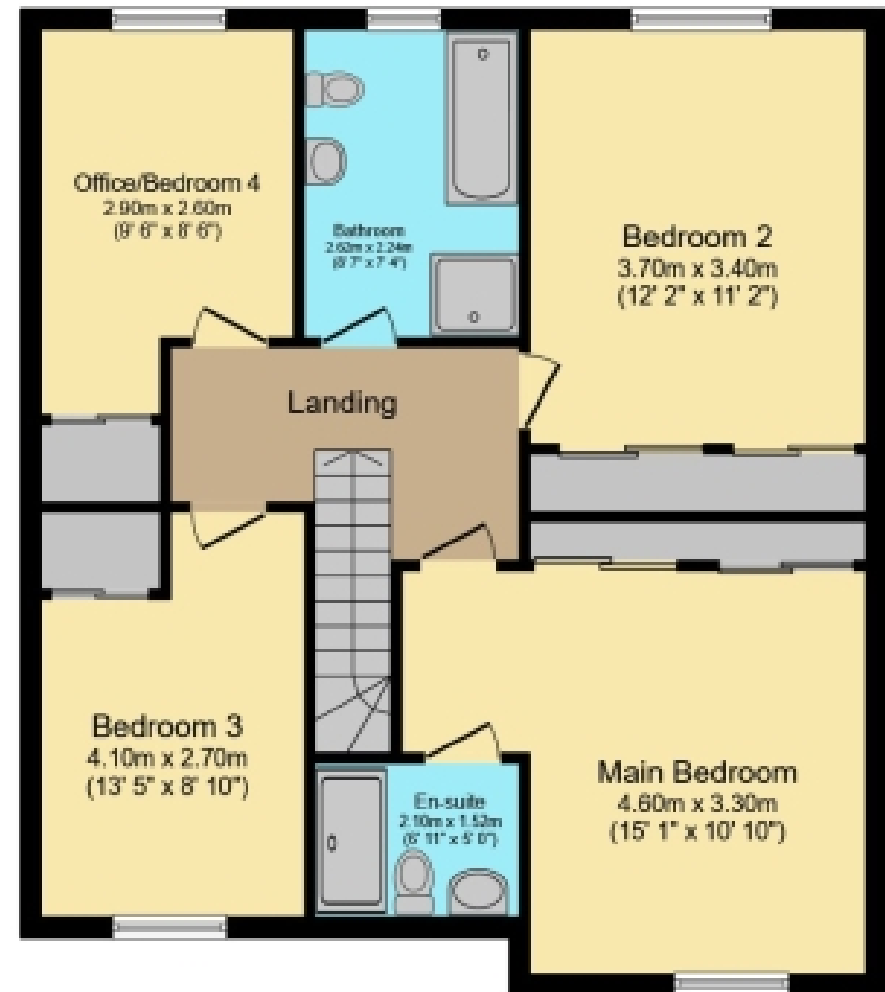
Offers Over £270,000





Ground Floor

Floor area 82.1 m² (884 sq.ft.)



First Floor

Floor area 80.4 m² (866 sq.ft.)

TOTAL: 162.6 m² (1,750 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

* FULLY REFURBISHED * WALK IN CONDITION * ULTRA-MODERN DINING KITCHEN * LUXURIOUS FOUR-PIECE BATHROOM, EN-SUITE SHOWER ROOM & DOWNSTAIRS W.C. * IMPRESSIVE LOG CABIN / HOME BAR (6M X 3M) * SOUGHT-AFTER ESTATE * Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 27 Millbarr Grove and this stunning detached villa located within an exclusive child-friendly private estate. Having undergone extensive refurbishment in recent years, this property offers an abundance of space and truly luxurious living. A credit to our clients discerning taste and style, this stunning family home must be viewed to fully appreciate the standard and quality of the finish on offer. No. 27 secures an impressive plot with a multi-car monobloc driveway leading to an integral garage, providing ample parking for various vehicles.

Upon entering the welcoming reception hallway with its neutral décor, you can't help but notice the impressive scale of this exceptional accommodation. Karndean oak effect flooring runs throughout the high traffic areas on the lower level, offering a fashionable whilst low maintenance option. The sophisticated family lounge has been stylishly decorated with fresh, contemporary tones and benefits from excellent natural light with views of both the front and back gardens. A marble surround houses a stylish electric fireplace providing a cosy focal point to the room. The piece de résistance of this property has to be the ultra-modern kitchen/dining room. The generous open plan design serves as the heart of this home, offering a vibrant and sociable cooking environment. A host of integrated appliances include a 5-burner induction hob, dual oven, microwave, dishwasher, full-length fridge, freezer and wine cooler which will all be included in the sale. An exquisite granite worktop with matching upstands and sills run throughout. Storage space is abundant within an array of cupboards, deep fitted drawers and a full length pull-out larder. There is plenty of space for a large dining table and chairs, and off the kitchen you'll find the co-ordinating utility room, with matching countertop and Belfast sink, further storage cupboards as well as space for a free-standing washing machine and tumble dryer.

The open-plan layout provides the perfect place for entertaining guests and French doors give access to a large sociable patio area comprising of Indian sandstone paving - ideal for dining alfresco! The rear garden boasts stunning uninterrupted views of the surrounding Ayrshire countryside and is further complimented with gabion seating and low maintenance astroturf. A huge highlight of this home is the bespoke log cabin which is currently being used as an impressive home bar. Showcasing a custom built traditional bar and bespoke leather seating. This space offers a multitude of potential uses, and further benefits from full insulation, electrics, as well as an electric heater which will also be included within the sale.

To complete the ground floor of this stunning home is the W.C. presented in immaculate condition, with Porcelanosa tiling to walls and floor, a recurring feature throughout all bathrooms within the property. Consisting of a wash-hand-basin within a storage unit and W.C. the contemporary chrome fixtures and fittings also include a heated towel rail. Access to the first floor is via a carpeted staircase with timber handrail leading to four generously proportioned bedrooms, all stylishly decorated in neutral tones and include built-in mirrored wardrobes, offering excellent storage solutions. The master bedroom boasts an ultra-modern En-suite shower room, featuring a walk-in shower cubicle with a dual head rainfall shower, w.c. and wash-hand-basin with floating hi-gloss vanity unit. On-trend matte black fixtures and fittings can be found throughout. Completing the home internally is the luxurious four-piece family bathroom, comprising of a walk-in shower cubicle with rainfall and separate handheld shower, free-standing ceramic bath, w.c. and floating high gloss vanity unit. Floor to ceiling tiles as well as in-built storage niches.

The property is in the catchment area for Beith & Gateside Primary Schools and 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 10-minute drive. While still being within easy reach of the M8, Glasgow and further afield, the West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away. The picturesque town of Barrmill is a delightful place with a community hall, park, local shop, cafe and restaurant all within a short walk. This fabulous home set within a semi-rural location will no doubt be very popular and therefore we would highly recommend an early viewing. Viewing by appointment - please contact The Property Boom North Ayrshire 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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