

3 Balgray Road

BARRMILL, BEITH, NORTH AYRSHIRE, KA15 1HP



UNIQUE DEVELOPMENT OPPORTUNITY LOCATED IN
THE POPULAR SEMI RURAL VILLAGE OF BARRMILL



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THE PROPERTY

McEwan Fraser Legal is delighted to present to the market a unique development opportunity located in the popular semi rural village of Barmill.



The former hotel is 'work in progress' as the current owners have started major renovation works and due to personal reasons have decided to relocate, making this a perfect project for a small developer looking for a 'quick win'. Currently used as a six bedroom detached villa the property has planning permission to be converted to two semi detached villas.



The accommodation expands over three levels, with additional basement storage areas. The ground floor comprises a large kitchens, lounge/ dining room, with a large open reception area. Access to the first floor is via a formal period staircase, or through the smaller staircase located off the kitchen. On the first floor you can find five spacious bedrooms and a study/sixth bedroom and family bathroom.





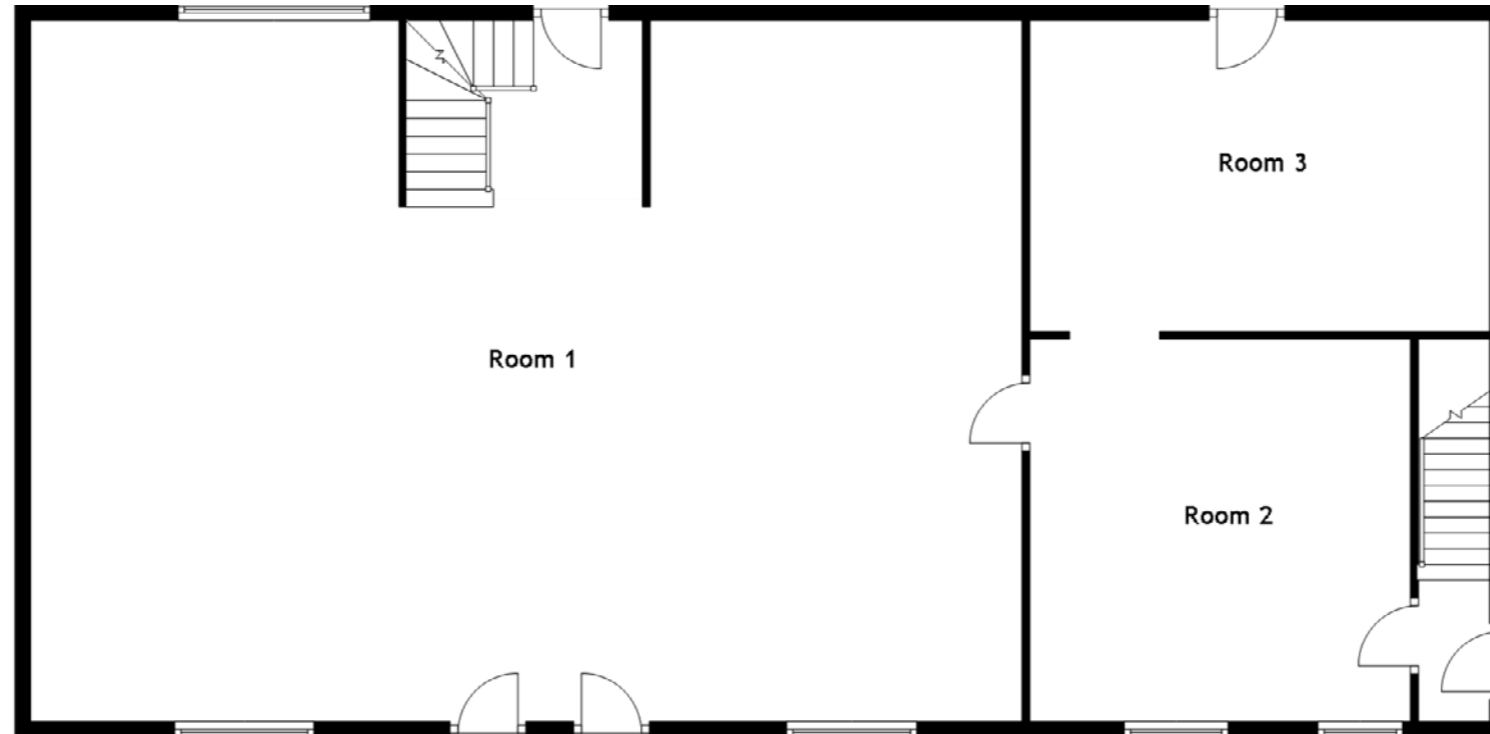
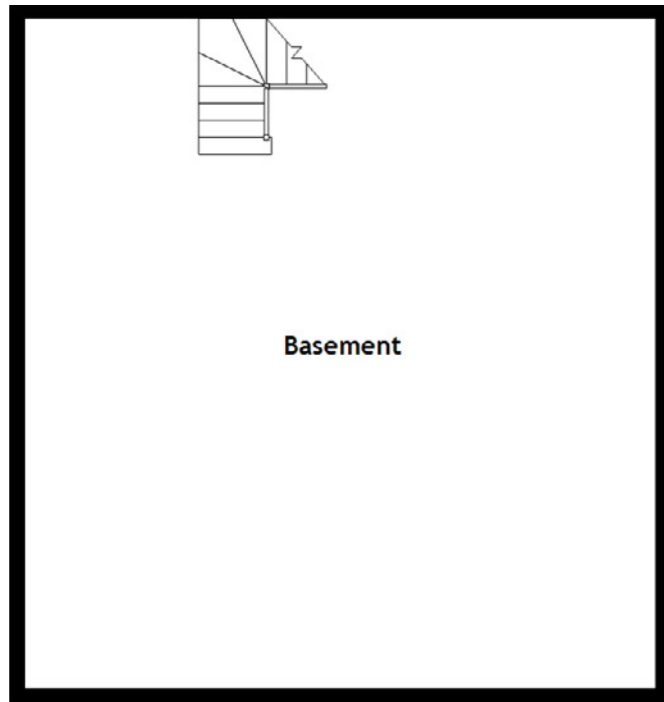
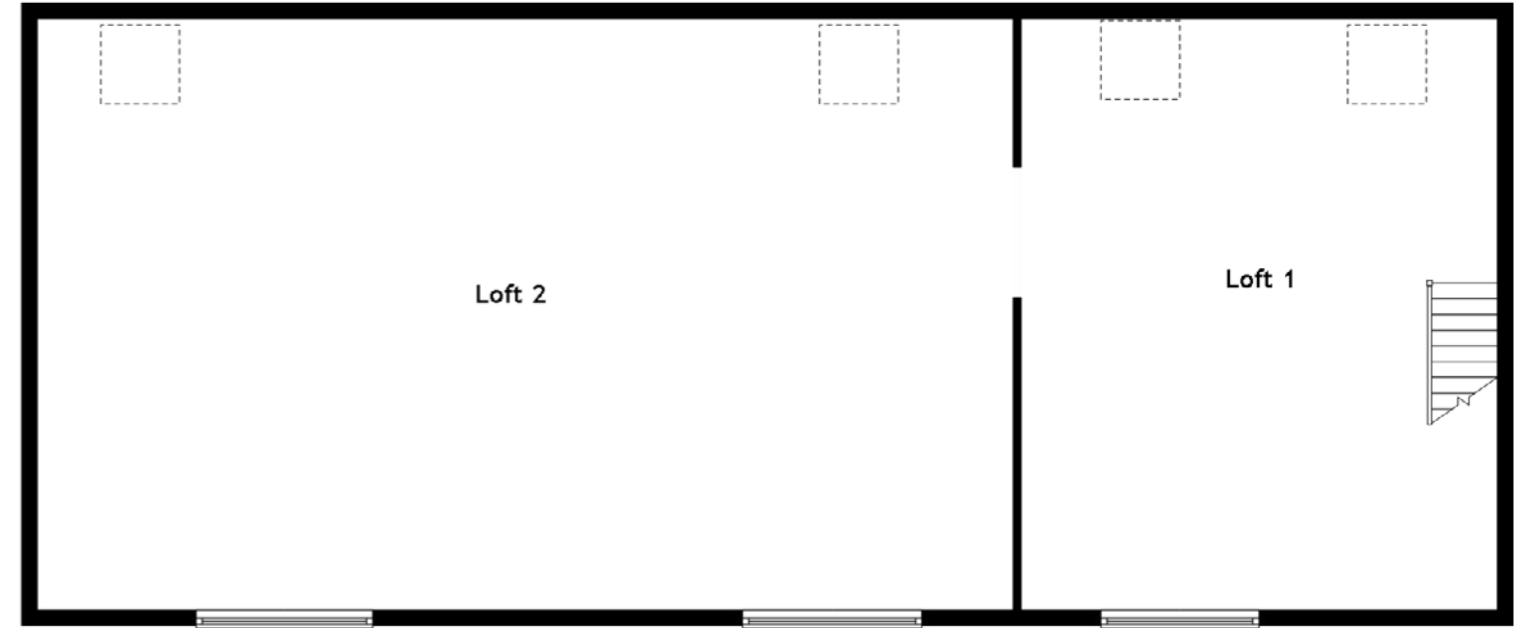
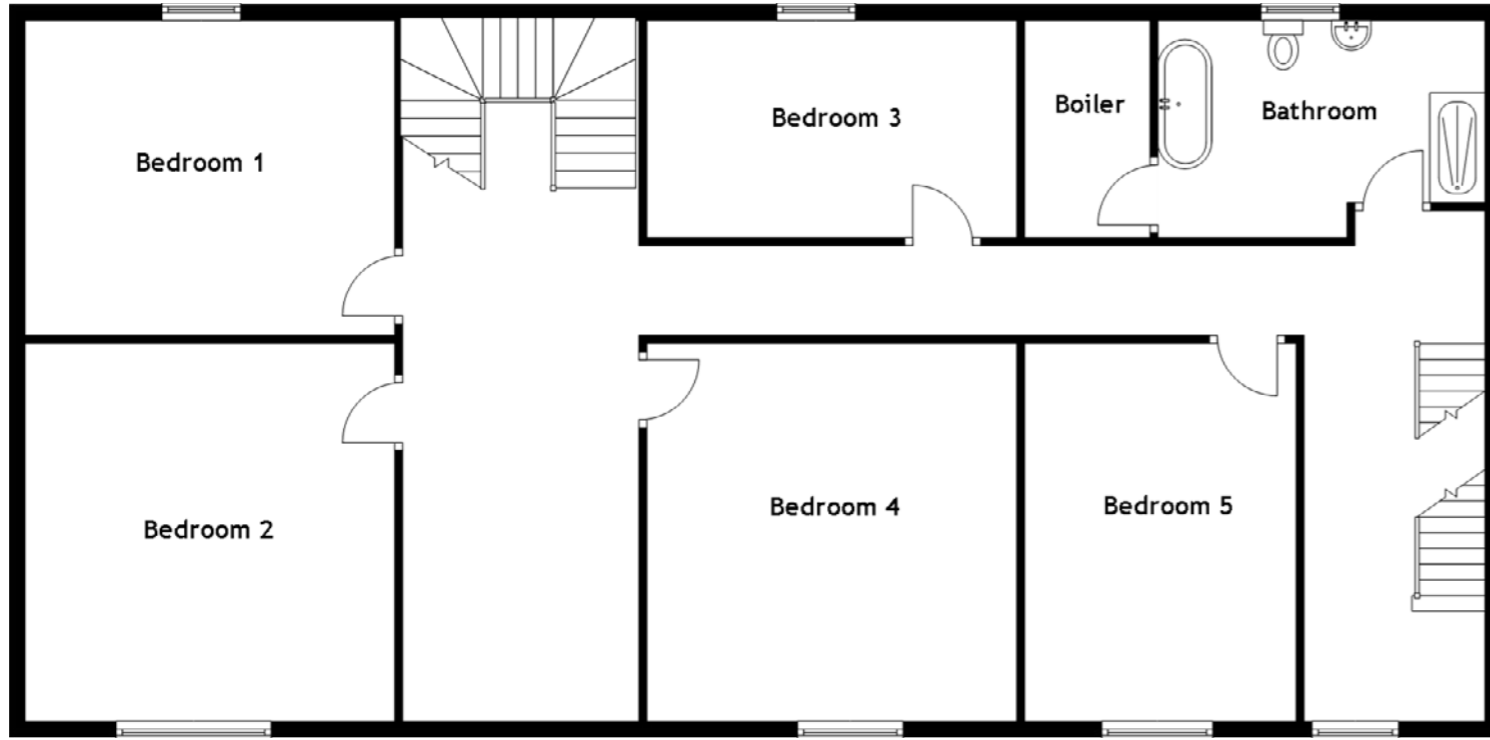




The second floor consists of two large areas which have been developed but are unfinished. These spaces offer opportunity for further division into bedrooms or indeed entertainment areas. The basement is currently utilised as a store's rooms for the business. The property sits on a larger than average plot with parking for numerous vehicles, and private garden areas. To the rear is a large stone built workshop perfect for storage etc.

A full list of works complete to date by the current owner is available following a formal viewing appointment.

Overall the property would make an exciting development opportunity for a small builder looking for a first project or indeed a fantastic family home once complete.



Approximate Dimensions
(Taken from the widest point)

Room 1	12.60m (41'4") x 8.90m (29'2")
Room 2	4.85m (15'11") x 4.84m (15'11")
Room 3	5.85m (19'2") x 3.95m (12'11")
Bedroom 1	4.70m (15'5") x 4.00m (13'2")
Bedroom 2	4.80m (15'9") x 4.70m (15'5")
Bedroom 3	4.70m (15'5") x 2.75m (9')
Bedroom 4	4.80m (15'9") x 4.70m (15'5")
Bedroom 5	4.80m (15'9") x 3.45m (11'4")
Bathroom	4.15m (13'8") x 2.75m (9')
Loft 1	7.50m (24'7") x 6.05m (19'10")
Loft 2	12.40m (40'8") x 7.50m (24'7")
Basement	8.50m (27'11") x 18.00m (59'1")

Services - Mains gas, electricity, water and drainage
 Tenure - Freehold
 Planning ref - 23/00125/PPP



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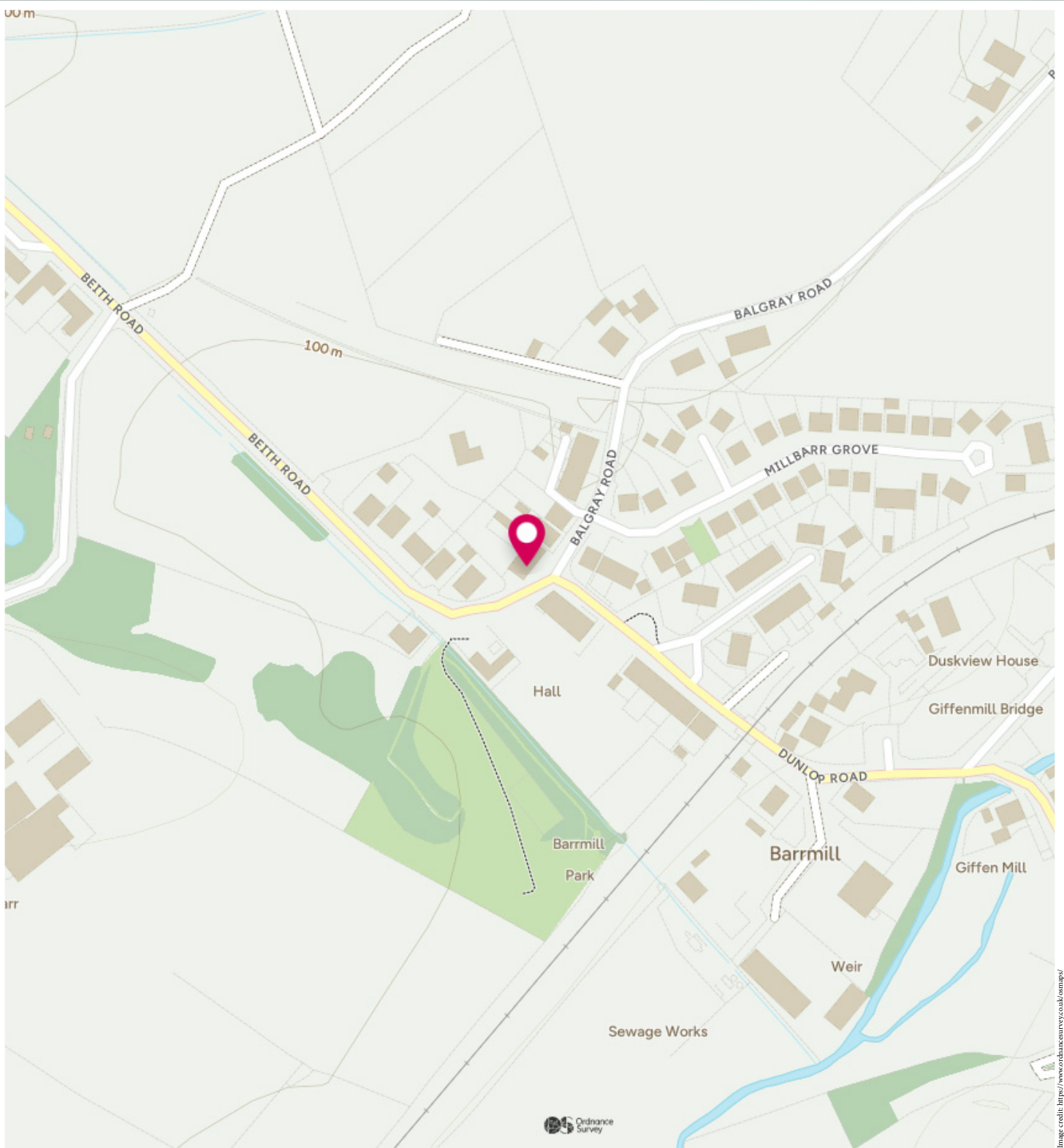
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THE LOCATION

The property is located in the semi-rural Ayrshire village of Barrmill, which is close to a multitude of amenities to be found in neighbouring towns.



For commuting there is an excellent road infrastructure accessing major business centres in Renfrewshire (17 minutes), Ayrshire (40 minutes) and Glasgow (35 minutes). The neighbouring countryside caters for a wide range of sports/leisure activities including fishing, golf and all equestrian pursuits. The M8 motorway network provides access to most major towns and cities throughout the central belt of Scotland, as well as Glasgow International Airport and destinations further afield.



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