



# MORNINGSIDE

7A BARRMILL ROAD, BEITH

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5 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

**This stunning traditional mock Tudor main door lower conversion is a wonderful mix of both contemporary and period features whilst being located on one of Beith's most favoured addresses. The property has its own private front door and is set in mature private garden grounds along with a wide driveway to the front offering ample off road parking.**

'Morningside' is a wonderful traditional mock Tudor Villa, 7a forms the main door lower conversion and is located on the most desirable Barmill road KA15 1EU. This very large traditional detached villa has been split into two excellent homes by the present owner who has created this quality family home.

The flexible well-proportioned accommodation extends through a stunning stained glass entrance vestibule which leads into the bright welcoming reception hallway, offering a magnificent lounge with feature fireplace and large bay windows, luxury dining kitchen with additional separate utility room, master bedroom with private en-suite, four further bedrooms any of which could be utilized as a sitting room/study or dining room.

In addition, one of the rooms is an annex accessed via the staircase leading to a mid-landing area, colourfully lit by a very large stunning stained-glass window on the landing.

This room would be perfect for those who are working from home and to compliment this area of the property has its own WC, Ideal as a home office or fifth additional bedroom. The large modern family bathroom is furnished with a new bathroom suite and an additional separate shower cabinet. The property has totally new fitted gas central heating with all new radiators.

Externally is a large area of the private garden grounds offering a wide driveway leading to private parking for several vehicles. In addition, there is a secluded private decking area.

Early viewing is highly recommended to appreciate the accommodation and location on offer.

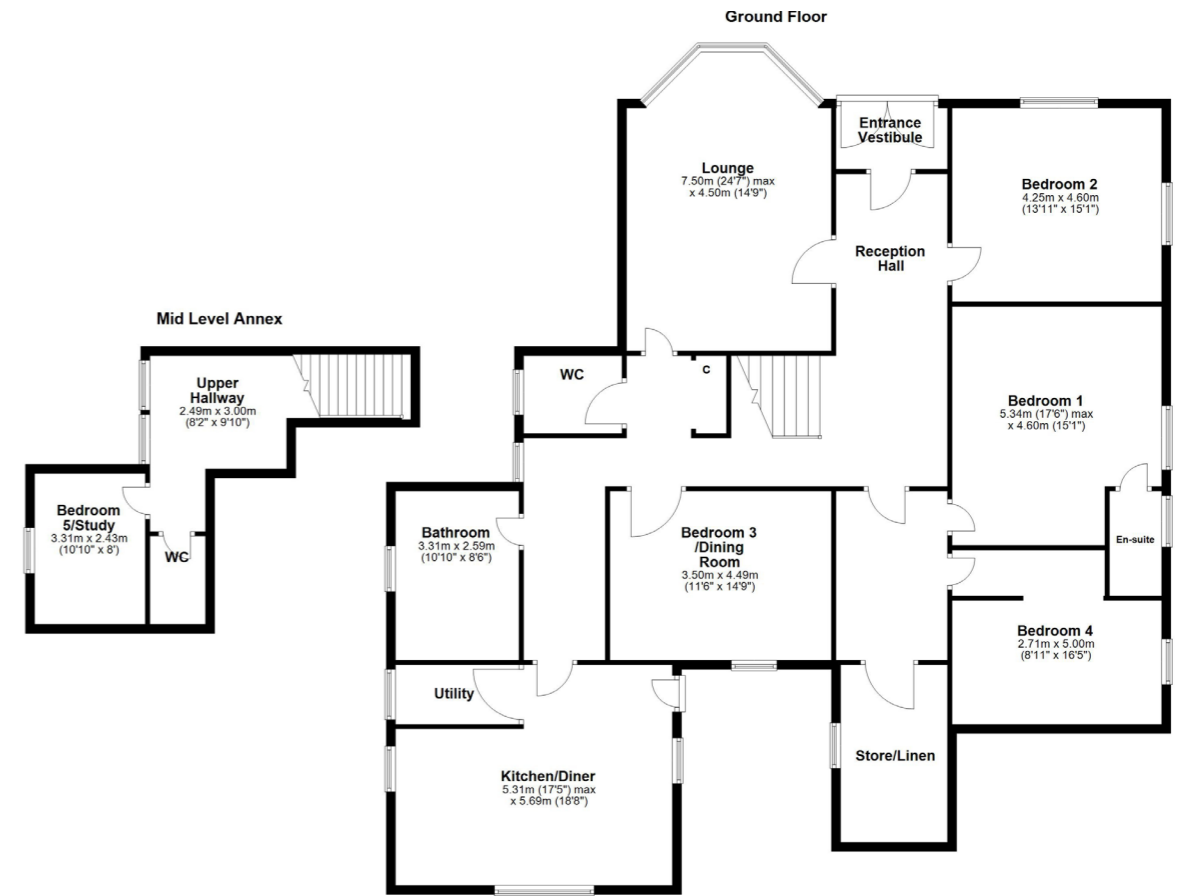












Beith is a small town situated in the Garnock Valley approximately 20 miles southwest of Glasgow city centre and is also well positioned for the lovely coastline including Largs, Troon and Ayr.

Local amenities include primary and secondary schooling, Beith Primary and Garnock Campus Secondary School in Glengarnock, golf course, bowling club and local shops, restaurants and bars nearby. There is a beautiful family leisure facility in Castle Semple approximately a 10 minute drive in Lochwinnoch. There is also an excellent leisure club The Bowfeild Hotel and Spa with restaurant, bar, gym and swimming pool which is approximately a 15 minute drive from the property.

For those commuting Glengarnock Train Station is only a short distance away and offers a frequent service to Glasgow and the Coast.

There is also a bus service from Glasgow to the coast. Braehead shopping centre offers a variety of high street shops and supermarkets and is approximately 20 minute drive. Linwood and Johnstone are approximately 20 minute drive from the property, both towns provide various amenities including all the leading supermarket chains.

**LA1940** | Sat Nav: 7A Barrmill Road, Beith KA15 1EU

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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