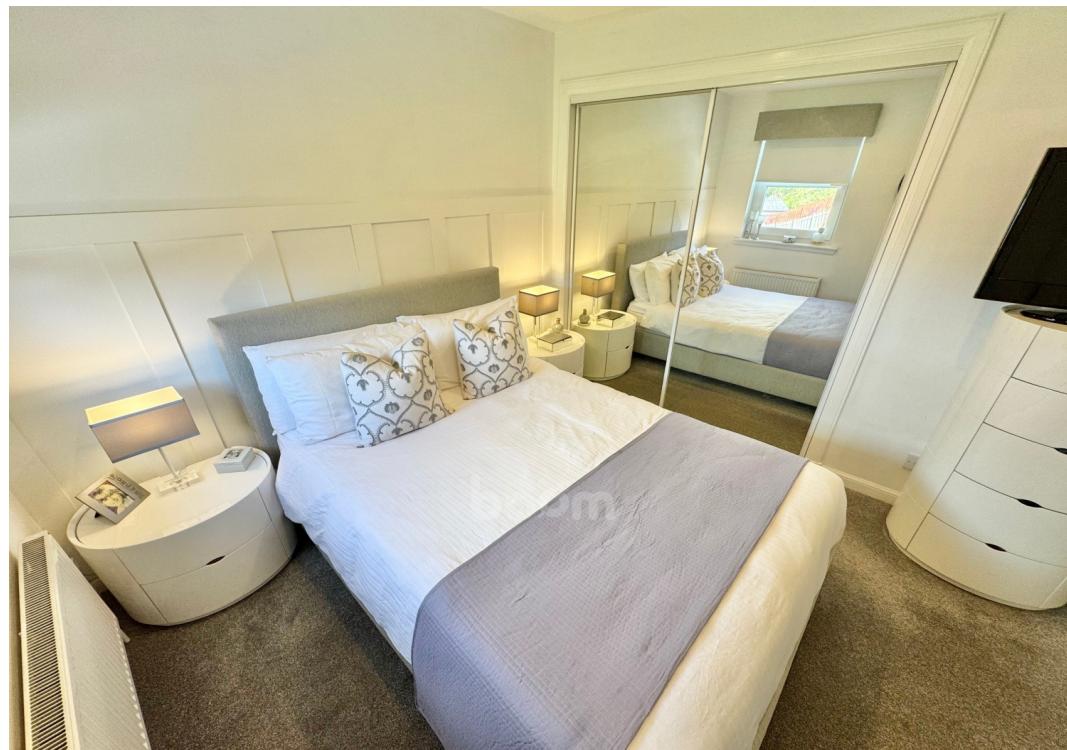
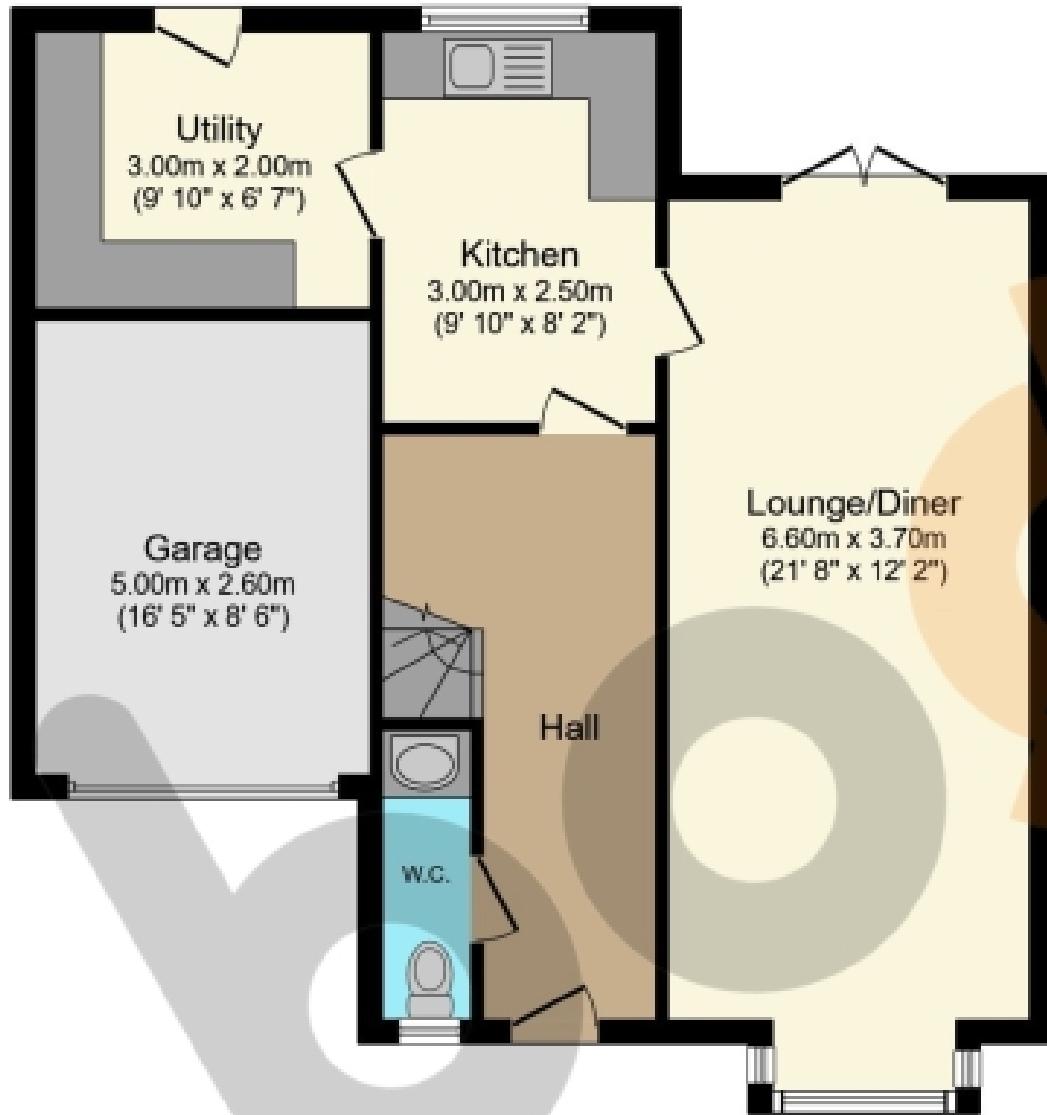




**1 Millbarr Grove, Barrmill**

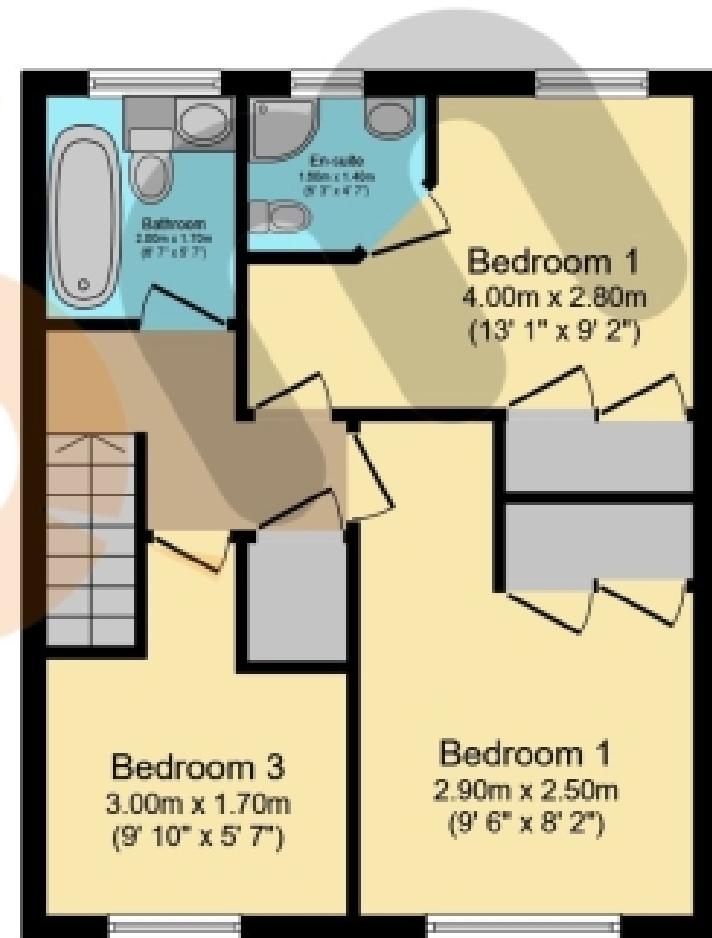
**Offers Over £229,000**





Ground Floor

Floor area 67.8 sq.m. (730 sq.ft.)



First Floor

Floor area 42.5 sq.m. (457 sq.ft.)

Total floor area: 110.2 sq.m. (1,187 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

\*CONTEMPORARY DETACHED HOME IN WALK-IN CONDITION \* MODERN KITCHEN & BATHROOM \* BEAUTIFULLY MAINTAINED REAR GARDEN \* COMPOSITE DECKING \* GARAGE & MULTICAR DRIVEWAY \* Please contact your personal estate agents, The Property Boom, for much more information and copy of the Home Report. Welcome to No. 1 Millbarr Grove - a stunning detached family home nestled in the highly sought-after village of Barrmill. This impressive property boasts excellent kerb appeal, with a spacious multi-car driveway and an integral garage, providing secure and convenient off-street parking. One of the standout features is the large solar panel installation, offering eco-friendly energy savings and helping to significantly reduce your electricity bills.

Entering the home, you are greeted by a bright and welcoming hallway that seamlessly connects to the spacious lounge and dining space, modern kitchen, utility room, and convenient W.C. Stylish neutral décor flows throughout the home, creating a warm and contemporary atmosphere.

The lounge is generously proportioned and features its own designated dining area, perfect for family meals or entertaining guests. Dual-aspect windows allow an abundance of natural light to flood the space throughout the day, while chic French doors provide direct access to the rear garden.

The ultra-modern kitchen is both stylish and functional, featuring integrated appliances and sleek spot lighting that enhances the contemporary feel. Granite-effect work surfaces complement the large, elegant floor tiles, creating a cohesive and high-end finish.

The stylish W.C. is beautifully finished, featuring a sleek vanity unit with integrated storage and a modern rectangular basin. A well-placed radiator ensures comfort, making this w.c. both practical and visually striking.

Into the upper level, the master bedroom is bright and beautifully styled, with soft neutral tones and elegant panel detailing that add a subtle sense of character. Fitted wardrobes offer excellent storage while enhancing the sense of space and light. This room also benefits from its own en-suite shower room, adding a touch of privacy and everyday convenience.

Completing the internal accommodation are two further bedrooms. Bedroom Two offers additional built-in storage, making it a practical and comfortable space. Bedroom Three is versatile in use-perfectly suited as a home office or a dressing room.

The family bathroom is fully tiled for a clean and contemporary finish, and benefits from a fitted bath, W.C., and a wash hand basin.

To the rear of the property lies a stunning, fully enclosed garden that offers excellent privacy, thanks to mature greenery that screens it from neighbouring views. An impressive composite decking area provides the perfect space for outdoor dining, entertaining, or simply relaxing in the sunshine.

The property is in the catchment area for Beith & Gateside Primary Schools and the 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.