



# MORNINGSIDE

7B BARRMILL ROAD, BEITH

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

This stunning traditional mock Tudor villa is a wonderful mix of both contemporary and period features whilst being located on one of Beith most favored addresses. The property is set in mature private grounds accessed via a wide driveway to the front offering ample off road private parking.

'Morningside' is a unique property located on the desirable Barrmill Road KA15 1EU. This large traditional detached villa has been split into two excellent conversions by the present owner who has created two large quality family homes.

The flexible well-proportioned separate exclusive rear entrance upper conversion accommodation extends through a bright welcoming reception hallway, offering a magnificent lounge with feature fireplace and large bay windows, large dining kitchen with additional separate utility room, this room would be perfect for those working from home as it could be used as a home office ,3 double bedrooms, any of which can be utilized as a sitting/dining room, lovely traditional style bathroom, separate large contemporary shower room, both facilities with WC's.

In addition to this already large conversion it's also has two fully developed attic rooms (presently used for storage and currently being refurbished, ie redecorated and carpet tiles throughout) accessible via the utility room by releasing a hatch access Ramsay Superior Loft ladder, all attic areas fully lit with Velux pivot windows, this addition area is fully floored has many electric sockets and full electric lighting throughout.

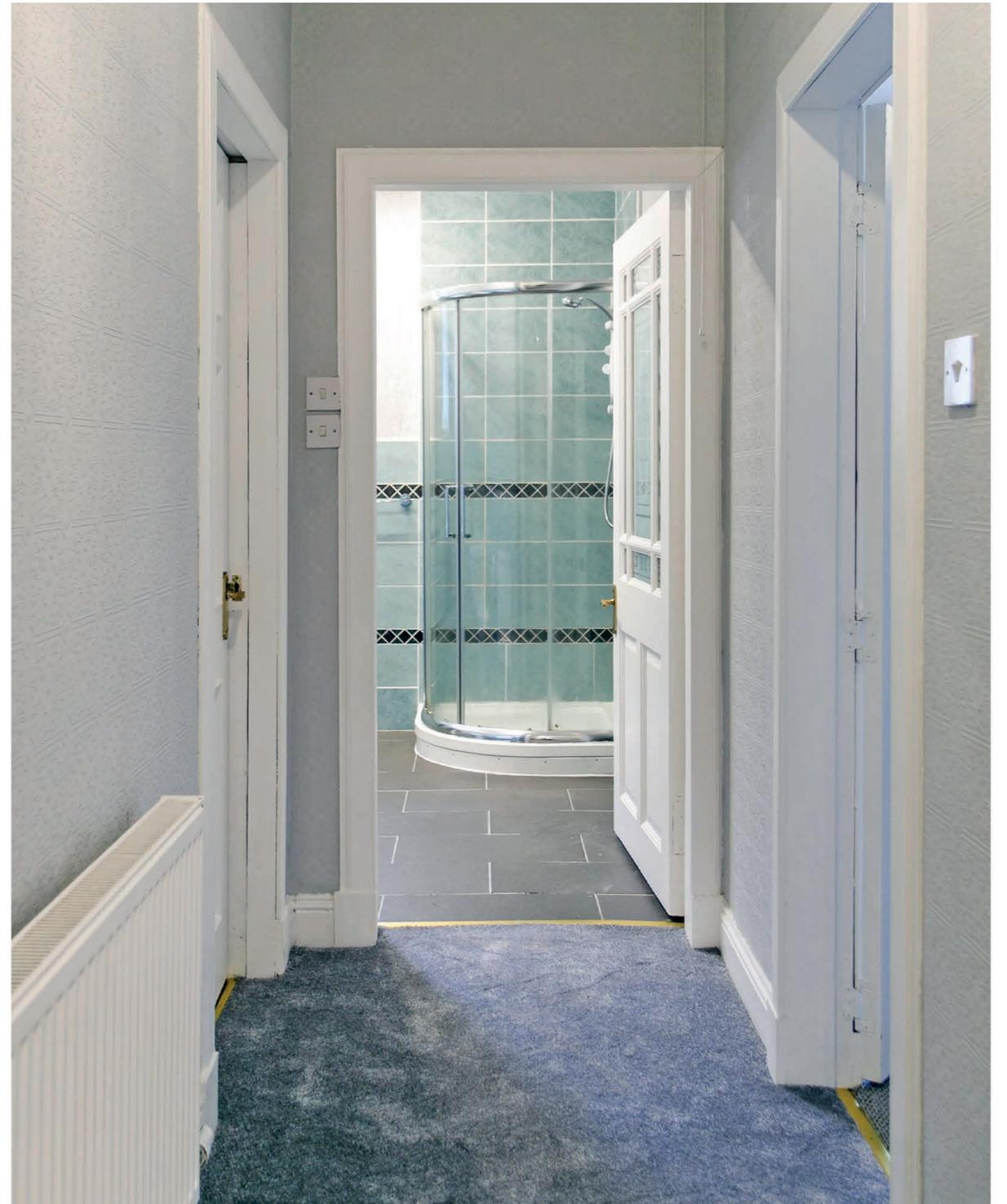
The property has gas central heating throughout

Externally is a large area of private garden grounds (accessed via the same entrance as the bottom conversion) leading to ample off road private parking.

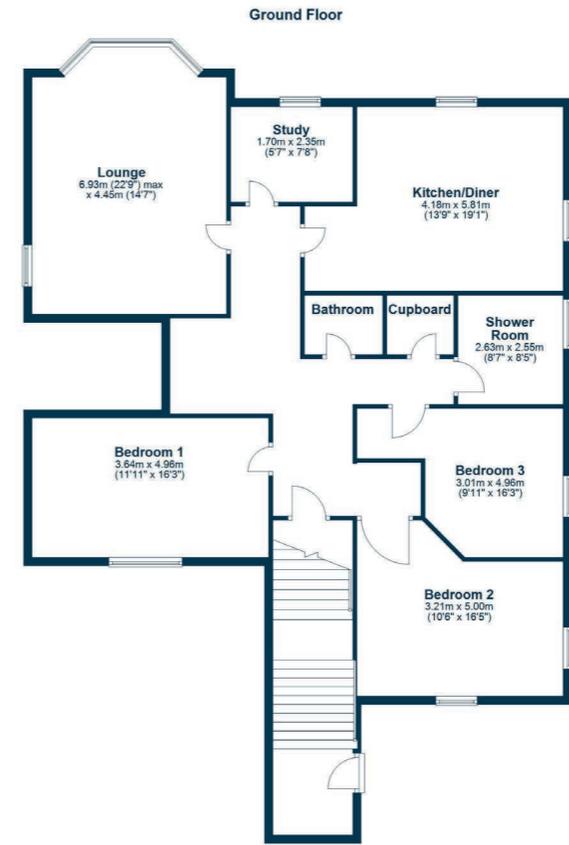












Beith is a small town situated in the Garnock Valley approximately 20 miles southwest of Glasgow city centre and is also well positioned for the lovely coastline including Largs, Troon and Ayr.

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 a 30 minute drive. Linwood and Johnstone are approximately 20 minute drive from the property, both towns provide various amenities including all the leading supermarket chains.

**LA1971** | Sat Nav: 'Morningside' 7b 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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