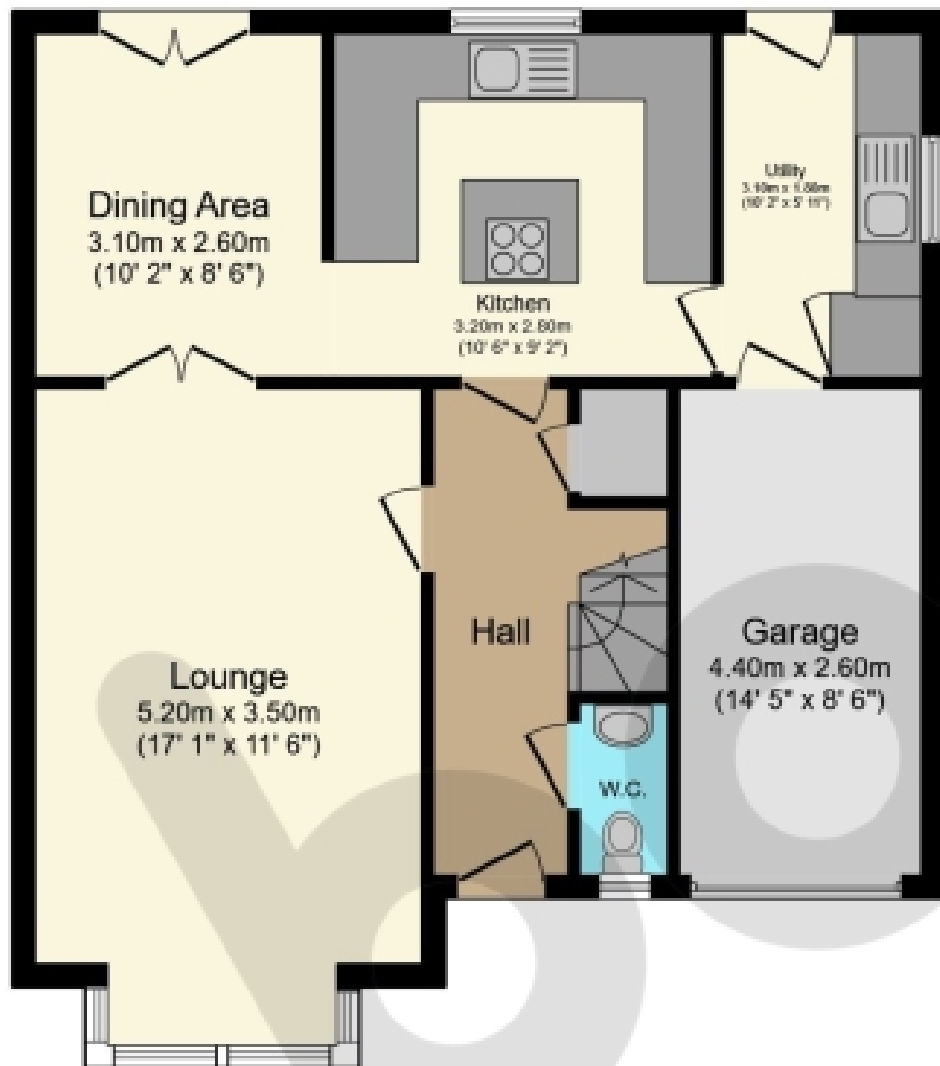




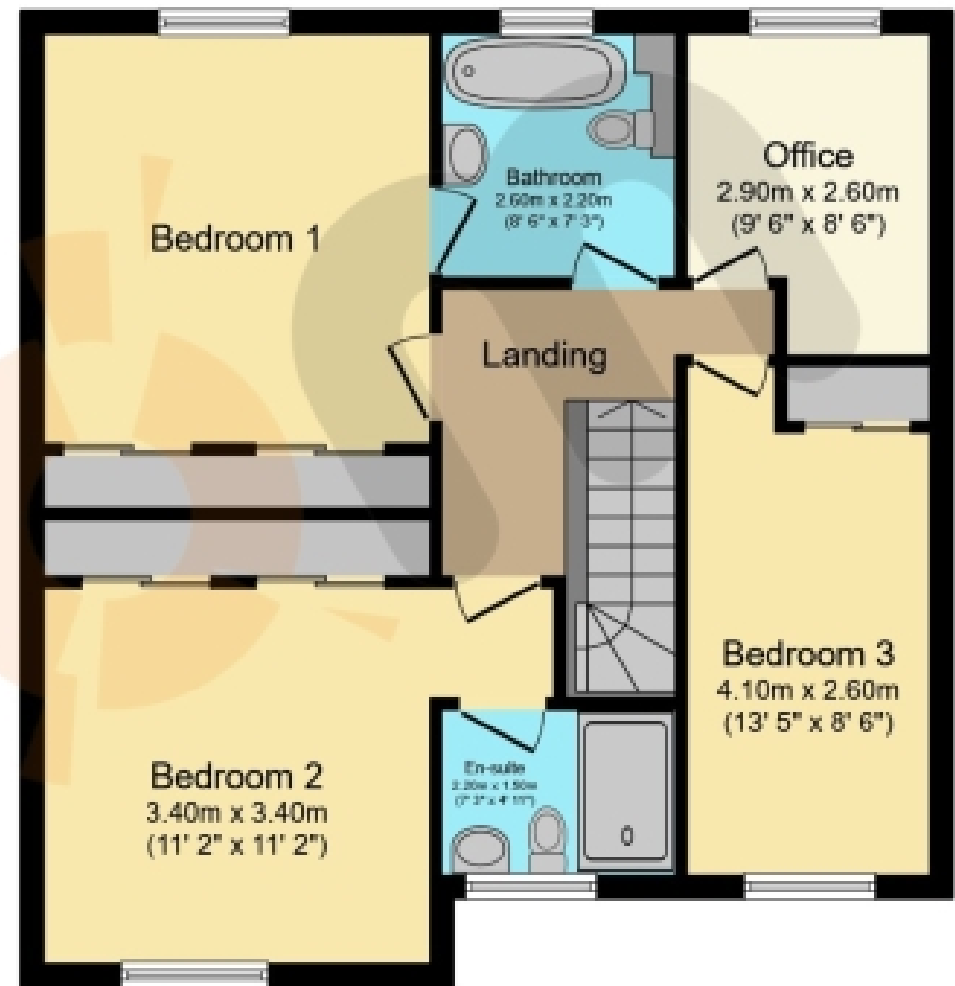
Millbarr Grove, Barrmill, Beith, Ayrshire, KA15

Offers Over £255,500





Ground Floor



First Floor

Total floor area: 129.0 sq.m. (1,388 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

Located within a sought-after pocket of Barrmill, Millbarr Grove presents this fabulous, detached family villa. Approaching the property, you are immediately struck by the expansive plot on which it sits. A substantial multi-car driveway and integral garage, accommodating up to six vehicles, provides ample parking and leads directly to the home. Upon entering, the quality and style of the interior are immediately apparent. The welcoming reception hallway guides you into the contemporary family lounge, beautifully presented in modern, neutral tones creating an ideal space for relaxing and unwinding.

The open-plan kitchen forms the true heart of the home, offering a bright and inviting setting for both everyday living and entertaining. Featuring white shaker-style cabinetry paired with neutral wood-effect worktops, the kitchen is equipped with a four-burner electric hob and oven, ensuring both style and practicality. A well-appointed utility room provides additional storage and workspace, along with ample room for freestanding appliances, and further benefits from an integrated dishwasher.

The adjoining dining area offers a sociable space for indoor meals, while French doors open onto a composite decking area - perfect for al fresco dining. The impressive rear garden has been thoughtfully landscaped to create a private and tranquil retreat, with a well-maintained lawn leading to a charming summer house. This versatile space lends itself perfectly to use as a home office, studio, or additional sitting area.

Completing the ground floor is a convenient W.C., comprising a wash hand basin and toilet.

The first floor is accessed via a carpeted staircase and hosts four well-proportioned bedrooms, each enhanced by built-in mirrored wardrobes and neutral décor. Bedroom Two further benefits from an en-suite shower room, featuring a walk-in shower, W.C., and wash hand basin.

The accommodation is completed by a stylish, three-piece family bathroom, finished in keeping with the home's contemporary aesthetic. It includes a bath with overhead shower, W.C., and a wash hand basin set within vanity cabinetry.

The property falls within the catchment area for Beith and Gateside Primary Schools, as well as Garnock Community Campus, which offers secondary education alongside a leisure suite and swimming facilities. For further details, please refer to The Property Boom's school catchment and performance tool available on our website. Glengarnock train station, with park-and-ride facilities, is less than a 10-minute drive away.

Despite its peaceful setting, the property remains well-connected, with easy access to the M8 motorway network, providing swift links to Glasgow and beyond. The stunning West Coast, renowned for its sandy beaches, can be reached within approximately 20 minutes by car or via a short train journey. The nearby village of Barrmill offers a charming community atmosphere, with a hall, park, local shop, café, and restaurant all within walking distance.

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Viewing by appointment - please contact The Property Boom 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.

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