



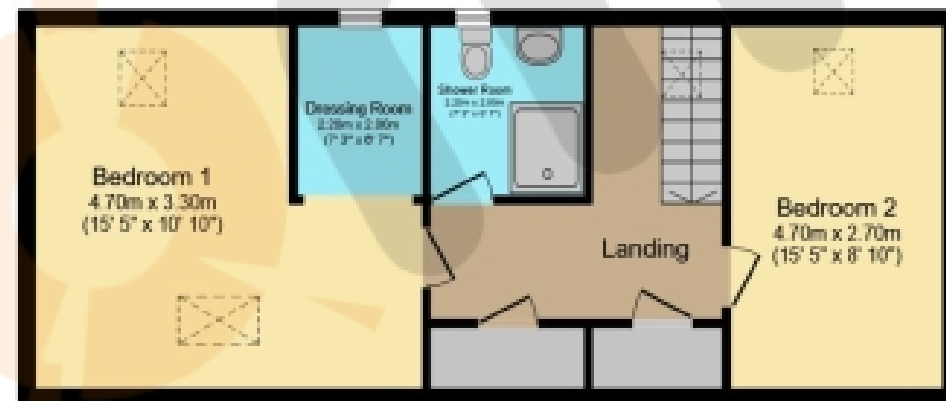
Dunlop Road, Barrmill

Offers Over £287,000





Ground Floor



First Floor

Total floor area: 149.6 sq.m. (1,611 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

Approaching the property via the expansive front driveway, you are welcomed into a bright and inviting entrance hallway, which provides access to the main ground-floor accommodation.

The lounge is a particularly impressive reception space, having been tastefully decorated and finished with sleek oak-effect flooring that runs throughout the room. A large bay window floods the space with natural light, creating a bright and welcoming atmosphere. Generous proportions are a key feature of this room, offering excellent flexibility for a variety of furniture configurations and allowing the space to comfortably accommodate both a substantial lounge area and a dedicated dining space, making it ideal for everyday family living as well as entertaining.

A wide archway seamlessly connects the lounge to the recently replaced kitchen, enhancing the sense of space and creating a sociable, open-plan feel between the two rooms. The kitchen has been finished in a contemporary style, featuring an extensive range of matte dove white wall and base-mounted cabinetry which provides an abundance of storage, complemented beautifully by contrasting oak-effect countertops. A selection of integrated appliances further enhances the practicality of the space, including a dishwasher, oven, hob and extractor fan, resulting in a stylish yet highly functional kitchen.

Completing the ground floor are three well-proportioned bedrooms and the family bathroom. Bedrooms three and four are both generously sized, comfortably accommodating double beds while also benefitting from useful built-in storage. Bedroom five provides an extremely versatile additional room which could be utilised as a single bedroom, nursery or dedicated home office, depending on the requirements of the new owner. The family bathroom is fully tiled and comprises a bath with overhead shower, W.C. and wash hand basin with vanity storage.

Ascending to the first floor, the accommodation continues with the principal bedroom, bedroom two and a separate shower room. The principal bedroom is exceptionally spacious and is further enhanced by its own dressing area, providing excellent storage while maintaining a clean and uncluttered bedroom space. Bedroom two is another generously proportioned double bedroom, offering ample room for additional bedroom furniture. Serving the first floor is a contemporary, fully tiled shower room, comprising a spacious walk-in shower enclosure, W.C. and wash hand basin.

Externally, the property continues to impress with a substantial, fully enclosed rear garden offering an abundance of space for the whole family to enjoy. The garden has been thoughtfully arranged into two principal sections, with a large decorative stone area providing an excellent setting for outdoor seating, and entertaining, alongside an synthetic lawn offering a practical, low-maintenance space suitable for children, pets and recreational use. Positioned at the rear of the garden is a useful storage shed, providing convenient space for garden equipment, tools and outdoor furniture.

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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