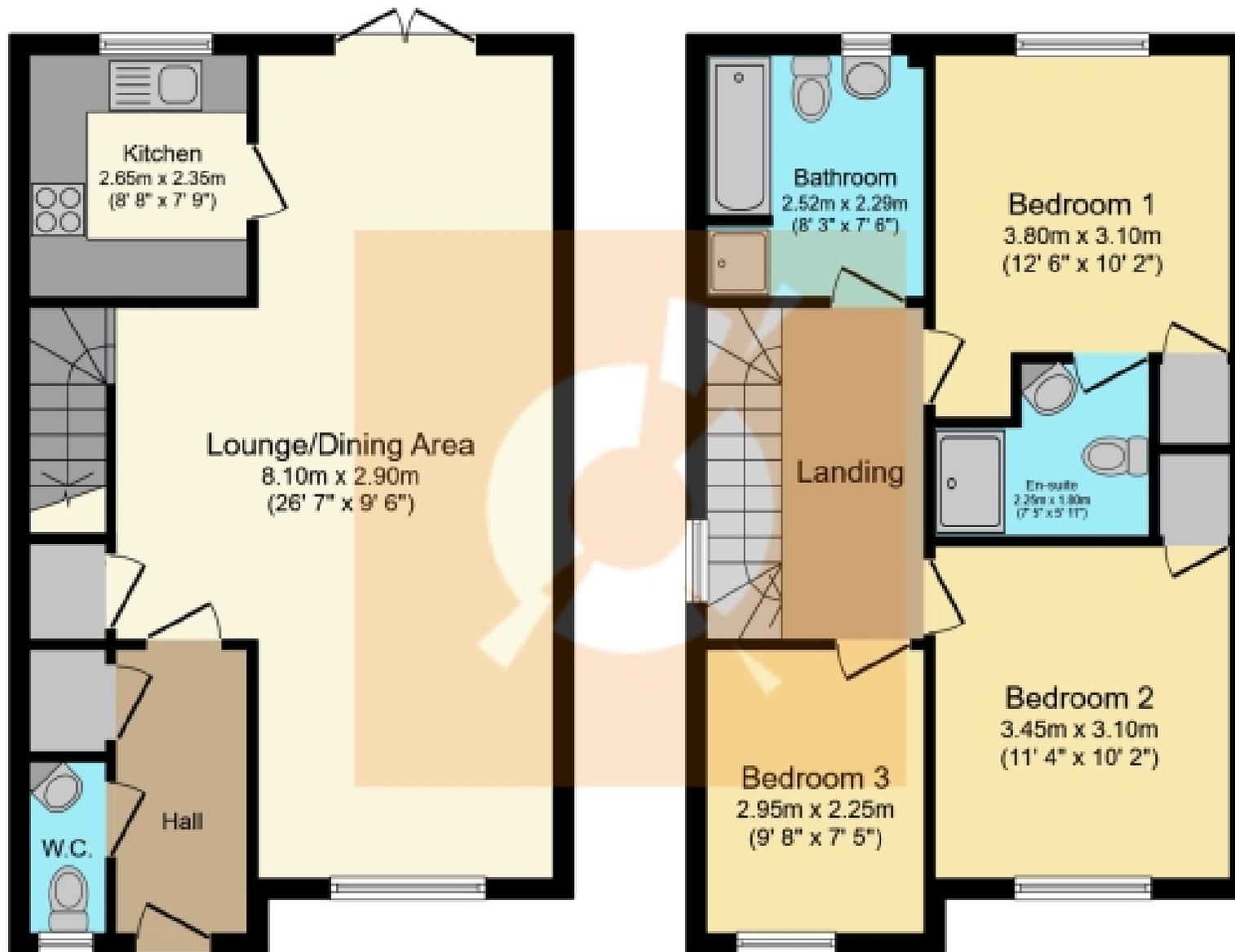




46 Millbarr Grove, Barrmill, KA15 1GA

Offers Over £169,995





Ground Floor

First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

The Property Boom are thrilled to bring to the market this superior three-bedroom semi-detached villa within the ever popular Millbarr Grove development of Barrmill. Situated on an enviable corner plot within a cul-de-sac with a large south facing back garden, it is safe to say the property boasts one of the best positions within the development. The architects have cleverly designed this property to create a sociable open-plan living area that maximises space and natural light. Immaculately presented throughout with fresh neutral décor; this fabulous home is a must view. Upon entering, you can't help but notice the impressive scale of this wonderful accommodation. The superbly spacious open-plan lounge / dining area are awash with natural light from the floor to ceiling window formation and adjacent french doors providing direct access to a truly spectacular back garden. The contemporary layout provides the perfect place for entertaining guests, either indoors or out. The spectacular south facing back garden is fully enclosed and perfect for both families and keen gardeners. With a large timber framed shed and fabulous uninterrupted views of the surrounding North Ayrshire countryside. Manicured lawns framed with decorative planting and fruit trees and a perfectly positioned patio area provide the ideal place for dining alfresco.

A traditional shaker style Kitchen features high-quality wall and floor mounted cabinetry offering excellent storage and workspace. Integrated appliances include an electric double oven, grill, hob and cooker hood, fridge-freezer and dishwasher. Additional freestanding space allows for a washing machine. Contrasting wood effect countertops and stylish tiled splashback make both a fashionable and efficient workspace. Also located on the ground level is a convenient w.c. and two separate storage cupboards, ideal for the many requirements of a growing family! To the front of the property is a well-maintained lawn and monoblock driveway, surrounded by mature shrubbery, providing both privacy and a welcome pop of seasonal colour. There is an excellent opportunity to increase the current living space and add value to the property with the expanse of private land adjacent, providing all the relevant permissions were granted. The upper level provides access to three beautifully presented bedrooms and a luxurious family bathroom. The Master Bedroom features a fully tiled super-stylish en-suite shower room and both Bedrooms 1 & 2 have fitted wardrobes providing excellent in-built storage. The fabulously spacious 4 piece family bathroom which is also fully tiled, consists of elegant white glazed sanitary ware, wash hand basin, bath with chrome taps and a fantastic walk in shower cubical. The loft space is partially floored and accessed via a pull-down ladder which provides further generous storage. The property is fully double-glazed and electric wet central heating creates a lovely warmth in every room. There is a wonderful community spirit within the development and picturesque Barrmill village itself. A children's playpark lies within the estate and is fully maintained by a factor. Venturing out-with, Barrmill is home to a delightful park and gardens featuring picnic area, play park, fairy-trail and Vale Grove which were originally designed by The Beechgrove Gardens and now meticulously maintained by the local Community Council. Barrmill Community Centre hosts a variety of local events from monthly movie nights for the children, to yoga classes and seasonal events suitable for all the family. The property is in the catchment area for Beith & Gateside Primary and the newly built secondary school, Garnock Community Campus with leisure suite and swimming pool. Free bus transportation is provided for children to both Beith Primary and Garnock Community Campus. 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 or Dunlop train stations are less than a ten-minute drive. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away. 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. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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