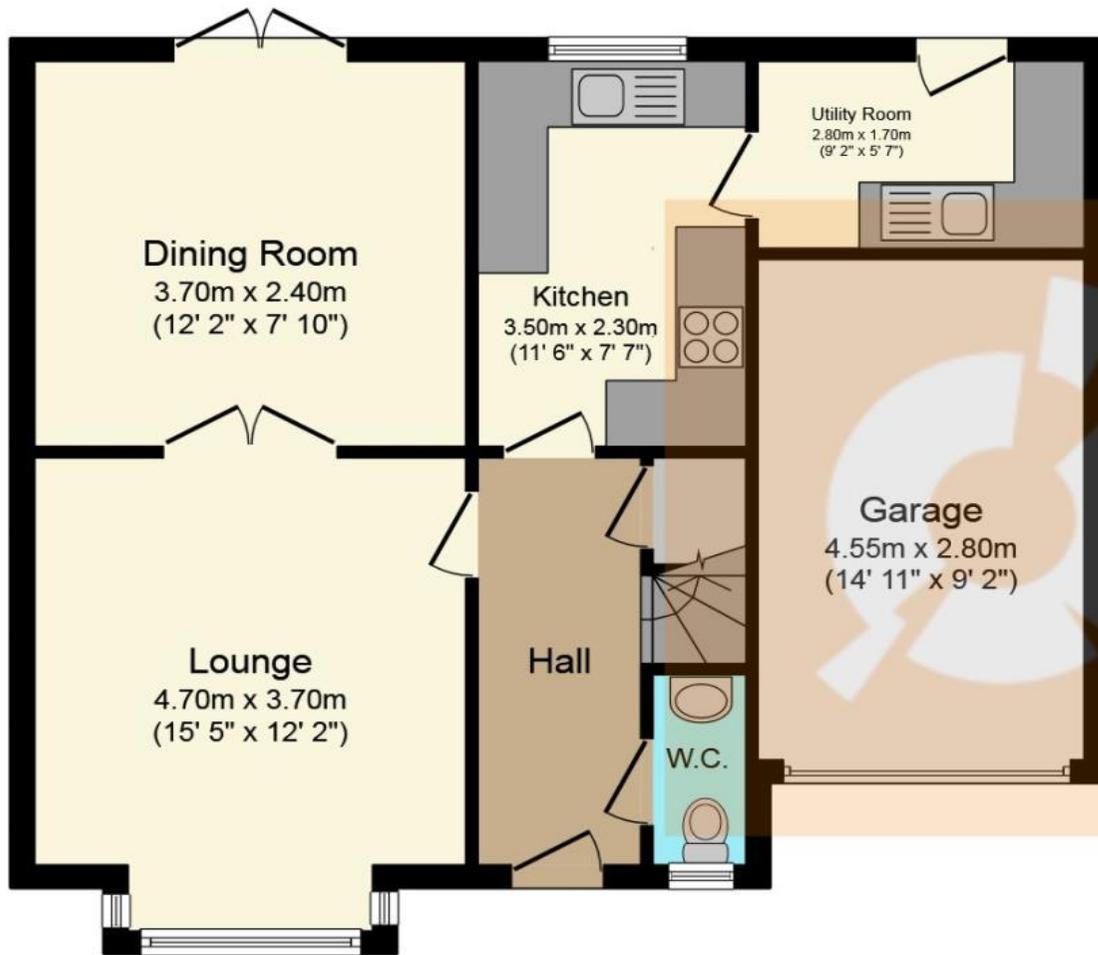




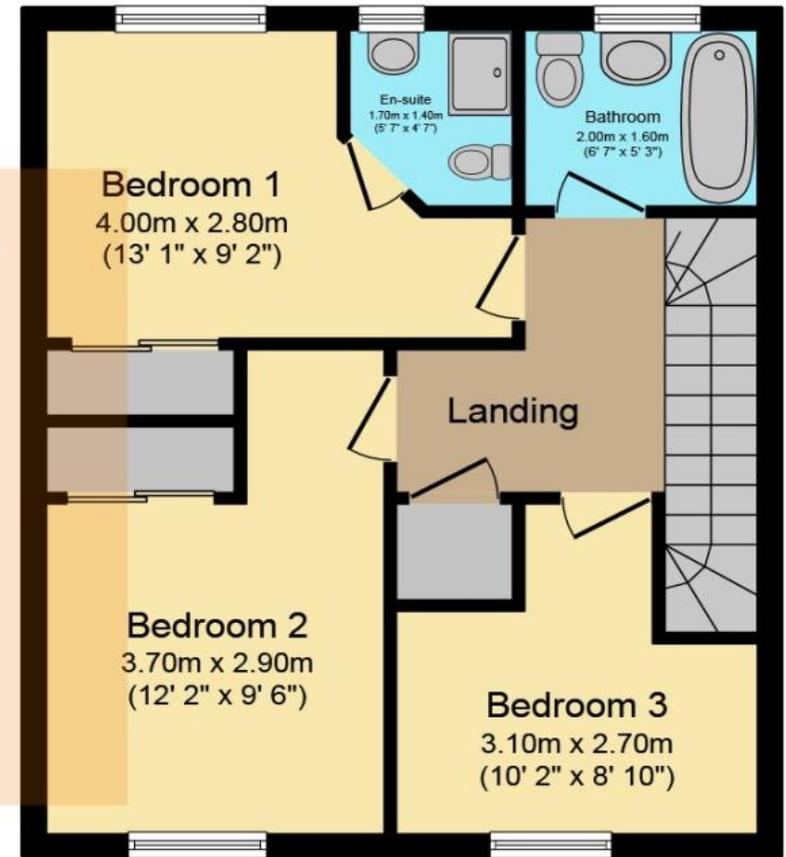
29 Millbarr Grove, Barrmill

Offers Over £195,000





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

Welcome to No. 29 Millbarr Grove and this sought-after detached home set within an exclusive Barrmill development. This property has been presented to the market in true walk-in condition, offering an excellent opportunity for first-time buyers, growing families, and professionals alike. To the front of the home is a section of manicured lawn and gravel driveway leading to integral garage, providing ample parking for various vehicles.

You are welcomed into the home through the warm reception hallway which has been neutrally decorated throughout. The family lounge is filled with an abundance of natural sunlight coming from the large double glazed window formation and quality wooden flooring runs through the entirety of the ground floor.

The well-appointed kitchen is fitted with an array of wall and base mounted units paired with contrasting worktops, creating a fashionable and efficient workspace. Integrated appliances include a 4-ring electric cooker, electric oven/grill with extractor hood, and fridge freezer. Off the kitchen is a convenient utility room which offers additional workspace, storage, and space for a free-standing washing machine.

Within No. 29 is a delightful dining room which offers ample space to enjoy a meal with family and friends. The dining room is awash with sunlight coming from the chic French doors which can be opened up to give access to the sociable patio area; perfect for dining alfresco during the summer months. Completing the ground level is a W.C. which is perfectly elegant in all its simplicity.

On to the upper level there are three generously proportioned double bedrooms with Bedroom One boasting an en-suite shower room. The pristine family bathroom comprises of a bathtub with overhead shower, W.C. and hand wash basin.

The rear garden is predominantly laid to lawn with a sociable patio area, decking area and decorative pergola, the space is fully enclosed and overlooks stunning countryside scenery.

The property further benefits from electric heating and double glazing. Properties of this calibre rarely come to the market therefore we would strongly advise booking an early viewing.

The property is in the catchment area for Beith & Gateside Primary Schools and the newly built 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 ten-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 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.

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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