



Whinhurst, 1 Barrmill Road, Beith

Offers Over £380,000





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

THE PROPERTY

Welcome to Whinhurst, a beautifully unique property located at No.1 Barrmill Road, Beith. This remarkable detached home is truly unique and offers a rare opportunity to acquire an outstanding five bedroom property occupying a plot with circa 0.67 acres of land. This wonderful family home offers spacious and flexible accommodation with fabulous scale & volume throughout.

Entrance to the property is via a private oval driveway which circles a manicured lawn section with mature shrubbery and a decorative running water feature to the centre. To the right of No.1 is a multicar driveway and to the left is an integral double garage for added secure parking. Upon entering, you're welcomed in through the bright & airy reception hallway that allows access to rooms throughout the ground floor.

The family lounge is filled with an abundance of natural sunlight through a large bay double glazed window that compliments the excellent dimensions for a relaxed ambience that can be enjoyed in front of the multi fuel stove. Amazing scale and volume as well as excellent built-in storage can be found throughout the home.

The well-appointed kitchen has an array of solid ash wall and base mounted cabinetry, paired with dark granite effect worktops and neutral tiled splashback complimented by a skylight and task bar lighting for a fashionable and efficient workspace. The kitchen further benefits from a host of quality free standing appliances including a 7-burner range cooker, microwave, fridge, washing machine, tumble dryer and dishwasher.

Off the kitchen is a delightful open dining space awash with sunlight through ceiling to floor windows and patio doors leading into the garden; perfect for dining alfresco in the summer months. A conservatory style utility room offers extra cabinetry space and free-standing appliances where desire. The space is adaptable and currently also being utilized as a home gym space.

The ground floor offers flexible living with two generously proportioned bedrooms, dining room/home office and second sitting room. Completing the ground floor is a four-piece family bathroom and modern shower room, both of which benefit from underfloor heating.

Into the upper level there are three further double bedrooms and a bright and airy shower room comprising of walk-in shower cubicle with glass screen, W.C. and wash hand basin.

The impressive gardens surrounding this wonderful home have been beautifully maintained with extensive manicured lawn and landscaped surroundings, perfect for enjoying in the summer months. The garden has a greenhouse, and our client will also include a variety of garden equipment within the sale which include a sit-on lawnmower, and log burner equipment (hydraulic log splitter, petrol chain saw and axe).

The property further benefits from gas fired central heating providing the home with a lovely warmth all year round. 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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