



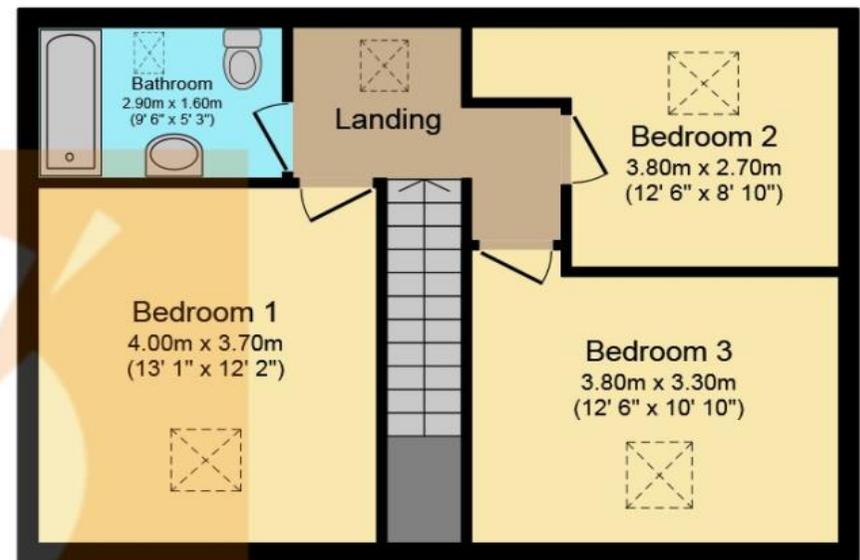
West Barn Barrhill Farm, Kilbirnie

Offers Over £279,995





**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

Welcome to West Barn, this stunning property is tucked into the pocket of Garnock Valley's breath-taking countryside and is just a short drive from a host of local amenities, schools and public transport links. A home like this is rare to come by so an early viewing is highly recommended to avoid disappointment.

Entrance into the home is through the bright and airy reception hallway with quality wooden flooring leading you in the first instance to the lounge. The family lounge offers generous dimensions that are complimented by an abundance of sunlight. This space has been stylishly decorated and further benefits from a feature log burner; offering the perfect spot to relax and unwind after a busy day.

The well-appointed kitchen houses a vast selection of oak wall and base mounted units paired with contrasting worktops and under cabinet task lighting, creating a chic and efficient workspace. The kitchen boasts an array of quality integrated appliances including a 5-ring gas hob with electric oven/grill, extractor hood, fridge freezer, washing machine and tumble dryer which will all be included within the sale. The fantastic proportions of the kitchen allow for an island dining space to enjoy an evening meal with family.

Completing the ground level of the home is a bright and airy shower room comprising of a walk-in shower cubicle, W.C. and hand wash basin along with under sink cabinetry. On to the upper level there are three generously proportioned double bedrooms offering flexible accommodation with Bedroom Two currently being utilised as a home office. The three-piece family bathroom is fully tiled and comprises of bathtub, W.C. and wash hand basin.

Externally, the rear garden is fully enclosed with a manicured lawn section and monobloc area; perfect for children and pets alike. The home is perfectly situated within a semi-rural location that is surrounded by communal grounds that overlook stunning countryside views. The home also acquires a section of land within the steading which has planning permission for a garage if desired.

This property further benefits from double-glazing and gas-central heating throughout, providing each room with a lovely warmth.

Kilbirnie has a host of great local amenities including a health centre and well-known supermarket. The property is also within the catchment area for 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 10-minute drive and a regular bus service will have you in Glasgow City Centre in under 40 minutes. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away. This fabulous family home in a highly sought-after location will be very popular.

We would highly recommend an early viewing.

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.**

www.thepropertyboom.com  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com