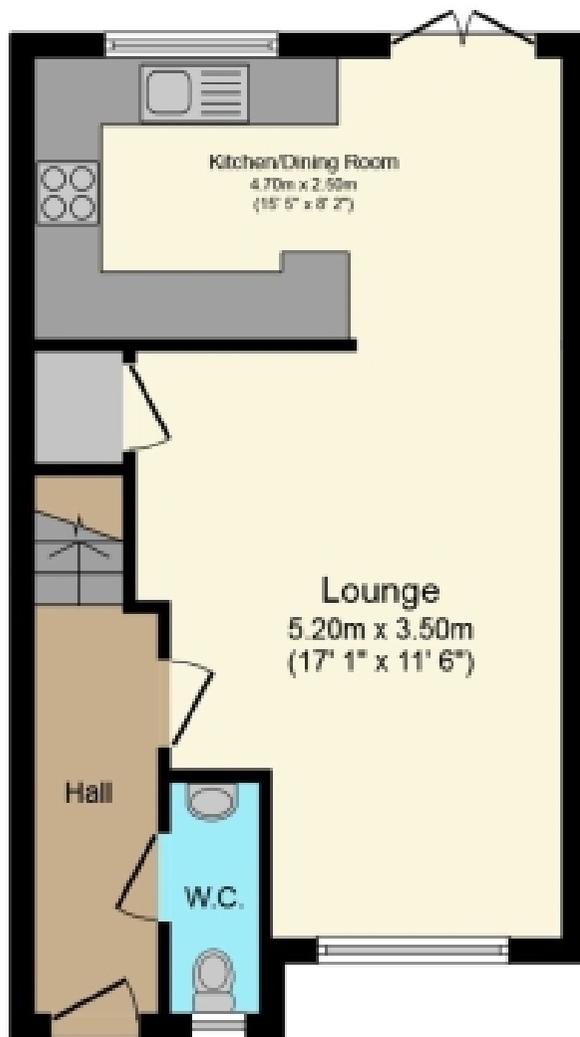




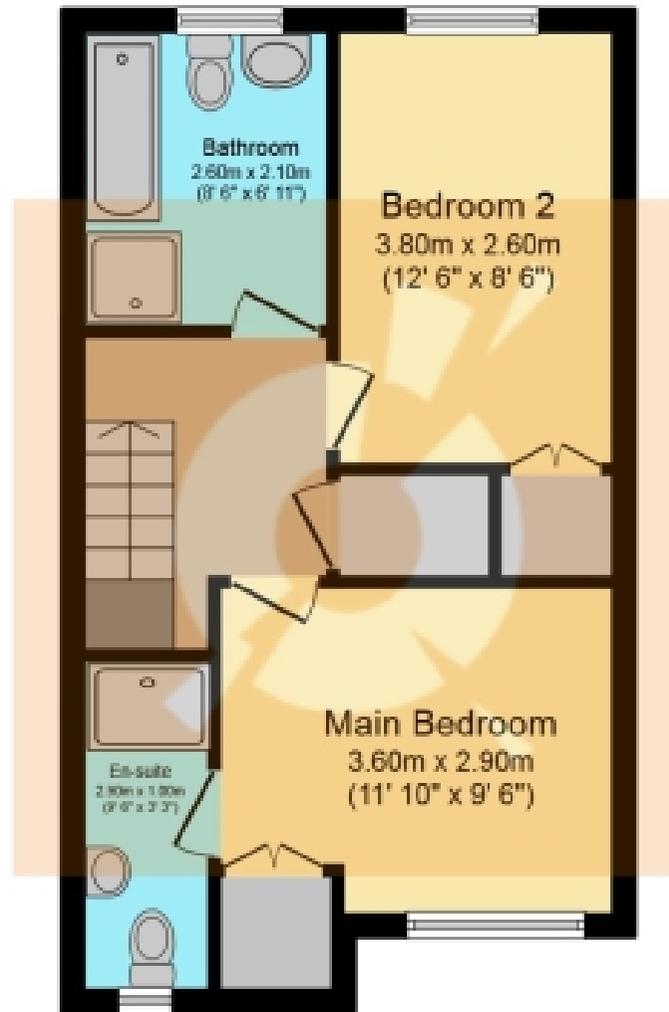
10 Millbarr Grove, Barrmill

Offers Over £129,995





Ground Floor



First Floor



Outbuilding

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

THE PROPERTY

Welcome to No.10 Millbarr Grove and this truly desirable end-terrace villa situated with-in a highly sought after, child-friendly development. This wonderful home boasts con-temporary décor and impressive dimensions for fabulous flexible living; making a fantas-tic purchase for first-time buyers, growing families or professionals alike. To the front of the home is plentiful residents parking with a paved walkway leading to the front entrance. Upon entering, you are welcomed through the bright and airy reception hallway which leads you in the first instance to the lounge.

The family lounge holds impressive dimensions, neutral décor and stylish spotlight fixtures which are further complimented by an abundance of light - thanks to the large ceiling to floor dual aspect window formation. The ground floor boasts flexible open plan design that flows seamlessly from the lounge into the kitchen.

The well-appointed kitchen with underfloor heating houses an array of wall and base mounted units paired with contrasting granite-effect worktops for a stylish and efficient workspace. Integrated appliances include the child-friendly induction hob, electric ov-en/grill, dishwasher, and there is freestanding/under counter space for a washing ma-chine and fridge freezer. The kitchen is further complimented with a breakfast bar; the perfect spot to enjoy a morning coffee.

Chic French doors give access to the beautifully landscaped and child-friendly rear garden which offers a fabulous space for entertaining guests during the summer months. Our clients have cleverly installed a substantial outbuilding in the rear garden, which is fully in-sulated with electrics, meaning that it can be used all year round. This space is currently being utilised as a 'man cave', however, offers a multitude of potential uses to include a home office or gym. The rear garden features sociable patio and decking areas, with a section of synthetic lawn meaning for minimal upkeep. Completing the ground floor is a pristine W.C. which is perfectly elegant in all its simplicity.

Climbing the staircase with ultra-modern glass balustrade there are two generously pro-portioned double bedrooms, both benefiting from excellent in-built storage solutions. Bedroom One boasts a charming en-suite shower room. Completing the property inter-nally is the 4-piece family bathroom comprising of walk-in shower cubicle, bathtub, W.C., and wash hand basin. Contemporary chrome fixtures and fittings can be found through-out. 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 new-ly 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 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 REPRESENTA-TIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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