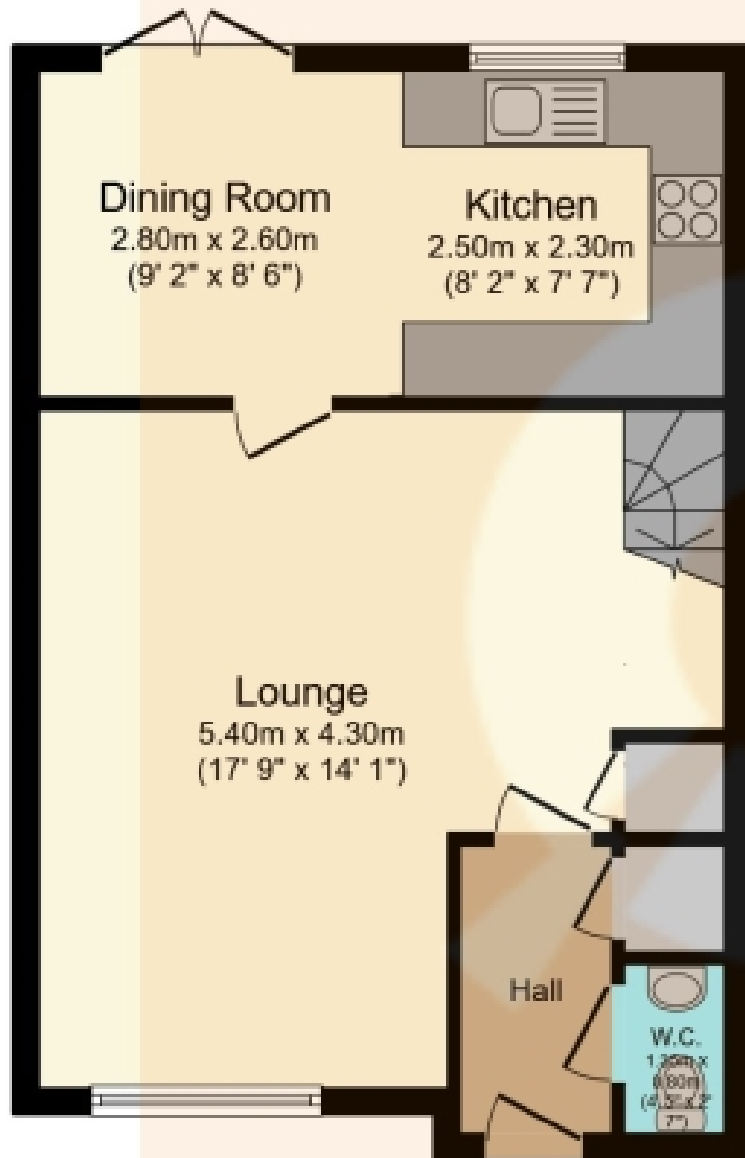




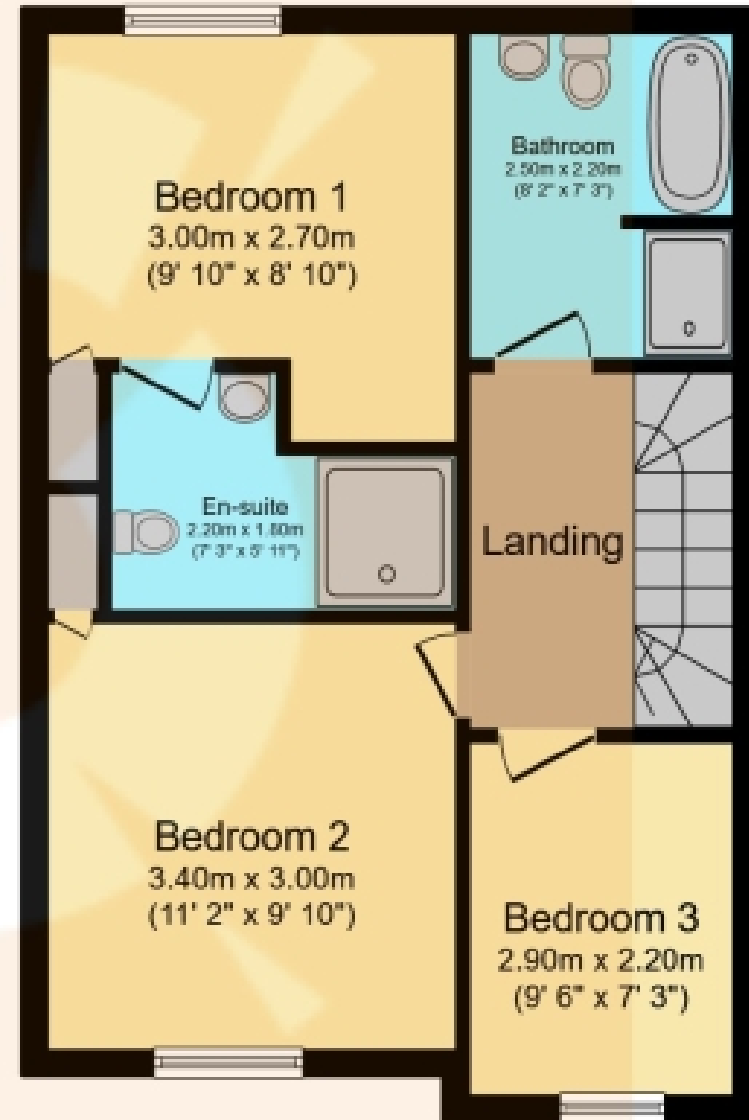
22 Millbarr Grove, Barrmill

Offers Over £160,000





Ground Floor



First Floor

Total floor area 90.1 m² (970 sq.ft.) approx

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

THE PROPERTY

Welcome to No.22. a fabulous semi-detached villa within the ever-popular Millbarr Grove development of Barrmill. This desirable property presents itself as the perfect family home, close by to children's playpark & beautiful countryside walks to keep everyone entertained.

To the front of the property is a well-maintained lawn section and paved driveway. Upon entering, you're welcomed through the warming reception hallway that accommodates excellent in-built storage & a convenient W.C. The superbly spacious family lounge is filled with natural light from the floor to ceiling window formation complimented by neutral décor and wood effect flooring that leads to the rest of the ground level.

The well-appointed kitchen holds ample white wall and base mounted units paired with contrasting dark worktops for a stylish and efficient workspace. The kitchen further benefits from an integrated four ring gas cooker, oven, fridge freezer and dishwasher. The open-plan layout flows into the charming dining room offering the perfect space for entertaining guests with chic French doors leading to the rear garden.

Into the upper level are three generously proportioned bedrooms with Bedroom One featuring an en-suite shower room and both Bedrooms One & Two having fitted wardrobes providing excellent in-built storage.

Completing the property internally is a bright & airy four-piece family bathroom comprising of walk-in shower cubicle, separate bath, W.C. and wash hand basin enclosed within a vanity unit.

The rear garden is fully enclosed and fabulously low maintenance with a large, manicured lawn section framed with decorative stone chipping and a perfectly sociable decking area; perfect for dining alfresco during the summer.

There is a wonderful community spirit within this private estate 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 suitable for all the family.

The property is in the catchment area for Beith & Gateside Primary and 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.

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