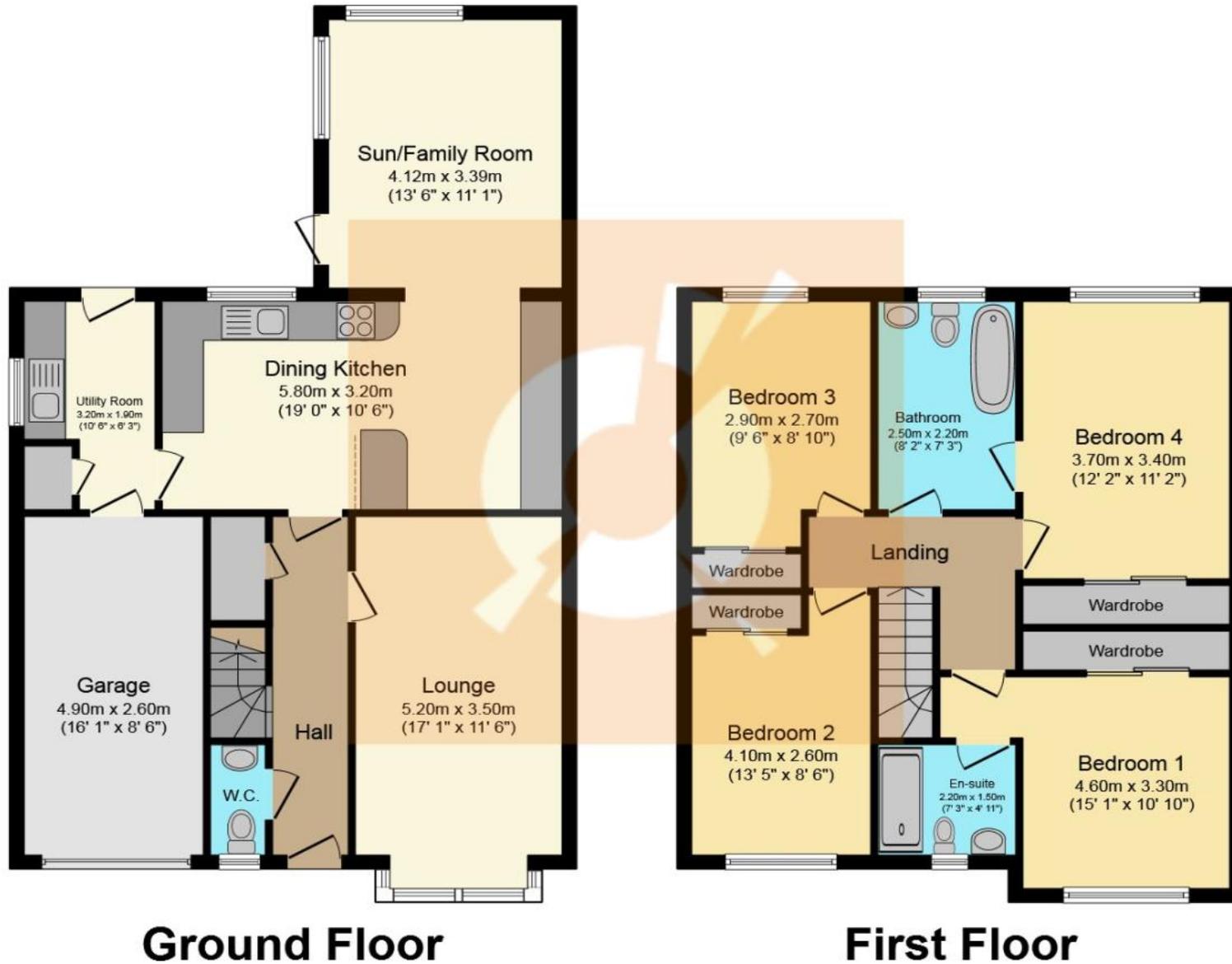




23 Millbarr Grove, Barrmill

Offers Over £245,000





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

THE PROPERTY

This terrific family accommodation offers the discerning purchaser both stunning design and contemporary style. The property is a credit to our clients who have enhanced the internal décor to create a stylish space over two levels.

The property has great kerbside appeal with a beautifully maintained front garden and two-car mono-block driveway leading to integral garage, providing ample off-street parking.

As you enter through the hallway you'll find the sumptuous family lounge which has been tastefully decorated with neutral tones, fitted carpets and quality glass panelled solid oak door. The lounge is further complemented with a Dimplex focal point fire which helps to create a warm and cosy ambience.

At the heart of this family home is the real versatility of space provided by way of the modern open plan breakfasting kitchen/family room. The recently installed kitchen offers vast storage within a quality range of wall to floor mounted high gloss units with ample workspace. High quality integrated appliances include a reflection glass sink with chrome mixer tap, Neff five ring induction hob with extractor hood, Bosch double oven and there is an impressive LG American style fridge freezer which will also be included within the sale. Off the kitchen there is a matching utility room which houses additional space for a washing machine and dishwasher.

The charming sunroom features dual aspect windows and elegant french doors allowing natural light to engulf the entire room. This room is an excellent use of space and provides a further family room which can be enjoyed all year round. With ample room for a large dining table and chairs, this truly is the perfect space for entertaining. Completing the ground level is the convenient downstairs W.C which is perfectly elegant in its simplicity.

The sunroom is a perfect spot to admire the beautifully maintained and fully enclosed rear garden which comprises of a section laid to lawn, decorative planting, raised planters and a superb sociable patio area, perfect for dining alfresco.

Access to the upper level is via a carpeted staircase with white timber banister, leading you to four well-proportioned double bedrooms with excellent in-built storage and the master bedroom boasts its own en-suite shower room. The first floor offers superb open views of the surrounding countryside and there is a substantial floored loft space which adds another useable space with a variety of uses.

Finishing this fabulous family accommodation is the luxurious bathroom which comprises of shower over bath with glass screen, W.C and wash hand basin which is contained within a tasteful vanity unit.

The property further benefits from oil fired central 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 Barmill 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.

www.thepropertyboom.com

70 West Regent Street, Glasgow, G2 2QZ

Tel: 0333 900 9089 / Email: smile@thepropertyboom.com