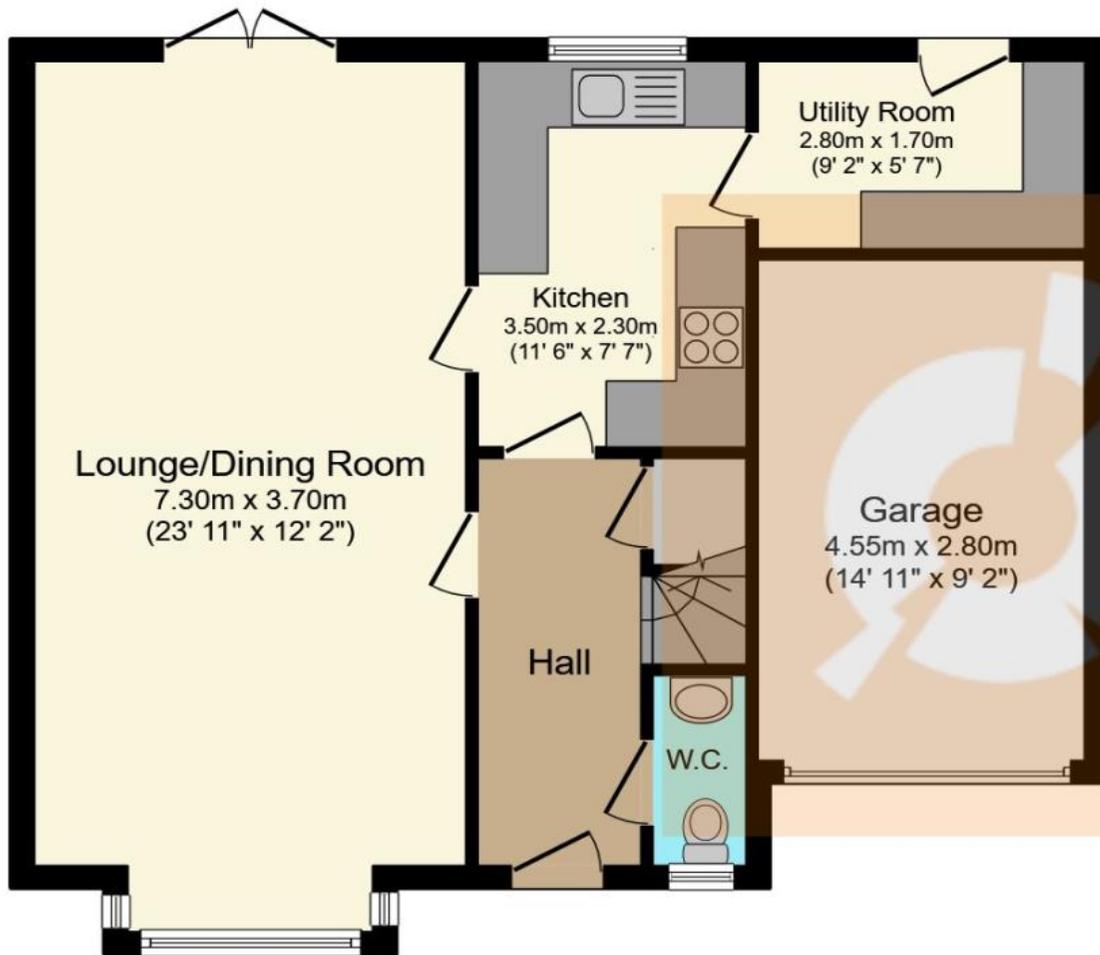




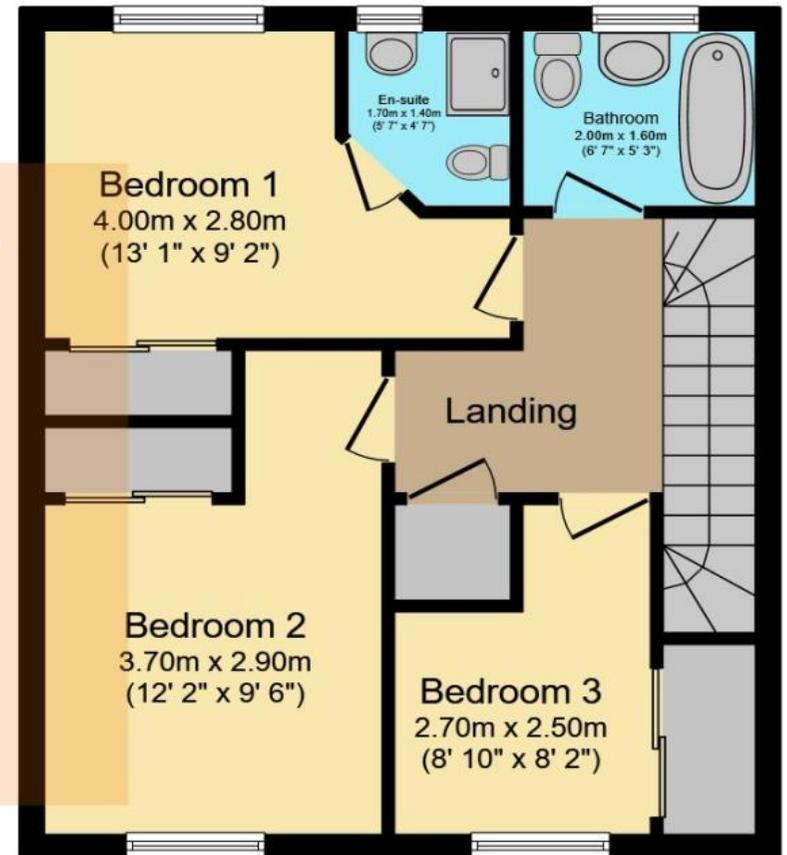
11 Millbarr Grove, Barrmill

Offers Over £189,995





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

Tucked away in a desirable pocket of Barrmill, No.11 offers stylish and flexible living within a semi-rural location. Just a short drive from a host of local amenities and boasting stunning countryside views, this fabulous, detached villa is not one to be missed.

The front garden is predominantly laid to lawn with an extensive multi car driveway leading to the integral garage and paved pathway running parallel providing entrance into the bright and airy reception hallway. With fresh, neutral interiors and quality flooring flowing into the lounge, it's clear to see the immaculate presentation of this home as soon as you step foot inside.

The family lounge boasts stylish décor which is complimented by the abundance of natural sunlight coming from the dual aspect window formation, creating a bright and airy ambience. The lounge further benefits from excellent dimensions, allowing for ample dining space to enjoy an evening meal with family. Off the lounge is the well-appointed kitchen offering plentiful storage in the form of beech-effect wall and base mounted units, paired with granite effect countertops, creating a fashionable and efficient workspace. There are a host of integrated appliances to include electric hob, electric oven/grill, fridge, freezer and there is a dishwasher which can be found in the utility room along with ample space for a free-standing washing machine. Completing the ground level of this fantastic home is a pristine W.C. which is perfectly elegant in all it's simplicity. On to the upper level of No.11 there are three generously proportioned bedrooms all boasting excellent built-in wardrobes with Bedroom One being further complimented with an ultra-modern en-suite shower room.

The pristine family bathroom comprises of a three-piece suite to include a shower-over bath with glass screen, w.c., and wash-hand-basin which has been contained within a stylish vanity unit. Contemporary chrome fixtures and fittings can be found throughout to include a waterfall tap, rainfall shower and heated towel rail.

To the rear, there is an extensive, low maintenance garden. Predominantly laid to lawn and fully enclosed this space is perfect for children and pets alike. There is a timber staircase leading to the elevated decking area which provides a desirable location for dining alfresco during the summer months.

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 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 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 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.

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