

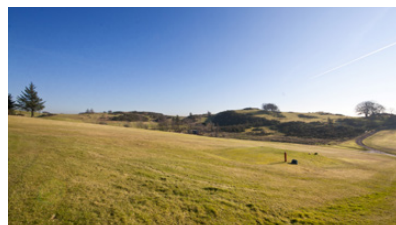


BARRMILL

The property is situated in a popular pocket of Barrmill, Millbarr Grove.

Barrmill is situated a half mile East of the North Ayrshire town of Beith. The area is surrounded by countryside which provides

some lovely walks. Beith offers a selection of local shopping, primary schooling and sports and recreational facilities and well located for access to Glasgow Airport, the M8 and travel throughout West central Scotland.



TOWN CENTRE | WESTERN GAILES GOLF COURSE | BEITH GOLF COURSE | CHURCH



9 MILLBARR GROVE

Part Exchange available! We are delighted to bring to the market this lovely, four bedroom detached villa within a very popular area of Barrmill. This property would be a fantastic acquisition for a discerning buyer, as the current owners have an eye for style and quality and upgraded this lovely property to a very high standard. The house has been well designed to maximise privacy and the natural available light creates a modern ambience. It has been decorated throughout with a contemporary theme and evokes a feeling of homeliness.

In more detail, the modern accommodation comprises, welcoming hallway with large under stairs cupboard and partly tiled cloakroom with WC. The good size lounge with beautiful wooden flooring decorated in neutral colours is flooded with natural light from the bay window. Through white double glass doors to dining kitchen, a lovely surprise awaits! The contemporary kitchen is fitted with a good range of floor and wall mounted units, boasting a hob, double oven and integrated fridge/freezer. Through to the utility there is an integrated dishwasher and space for a washing machine. Access

to the garden is from here and into the integral garage. The garage could easily be converted into another room subject to permission.

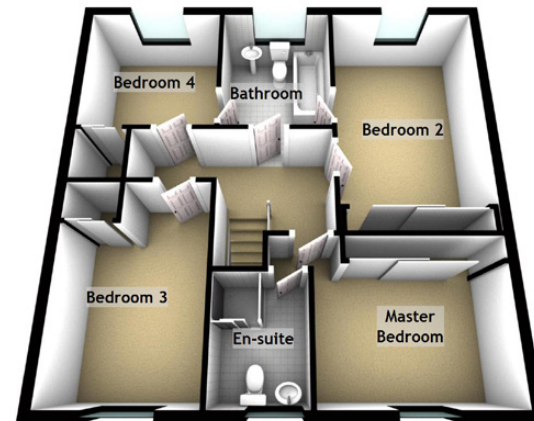
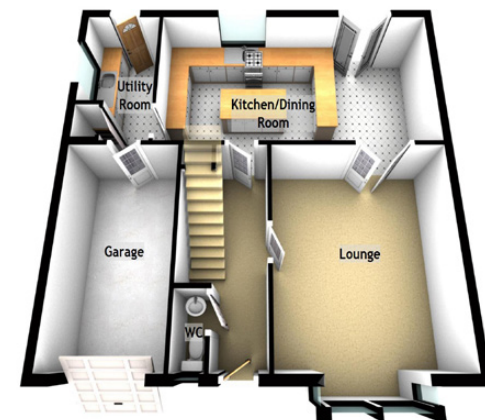
To the upper floor, there are four good sized bedrooms all with built in wardrobes. The master has a partly tiled en-suite with large shower and bedrooms two and four have Jack and Jill access to the lovely family bathroom with shower over the bath. The landing gives access to the insulated and partly floored loft via a Ramsay ladder.

The property has electric wet system central heating and double glazing, helping to ensure a warm, cost effective environment all year round.

Externally, the back garden is beautiful. It is private with decking, lawn and shed making it perfect for outdoor living and safe for children. To the front, there is access to the integrated garage and the mono blocked driveway has space to park three/ four vehicles.



Kitchen/Dining Room



Approximate Dimensions (Taken from the widest point)

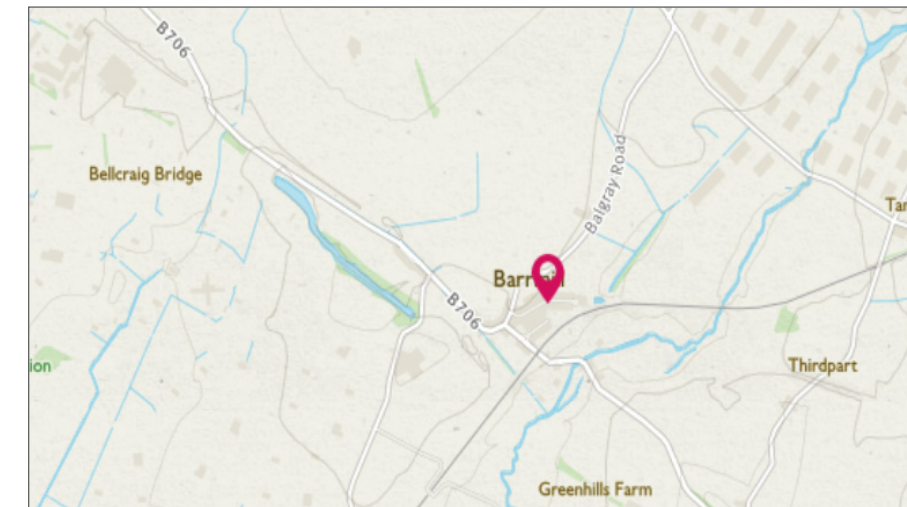
Lounge	5.93m (19'6") x 3.52m (11'7")
Kitchen/Dining Room	6.61m (21'8") x 3.19m (10'5")
Utility Room	3.19m (10'6") x 1.88m (6'2")
WC	1.40m (4'7") x 0.70m (2'4")
Master Bedroom	4.75m (15'7") x 3.36m (11')
En-suite	2.19m (7'2") x 1.83m (6')
Bedroom 2	3.70m (12'2") x 3.50m (11'6")
Bedroom 3	4.26m (14') x 2.70m (8'10")
Bedroom 4	2.70m (8'10") x 2.60m (8'6")
Bathroom	2.60m (8'6") x 2.20m (7'3")

Gross internal floor area (m²) - 137m²

EPC Rating - E

Extras
(Included in the sale)

All fitted carpets and floor coverings, fixtures and fittings and integrated appliances.



Bedrooms and Bathrooms




Solicitors & Estate Agents

Part
Exchange
Available



Text and description
SANDRINA CECCHINI
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
BRYONY STEWART
Designer

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