




McEwan Fraser Legal
Solicitors & Estate Agents
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40 Millbarr Grove
BARMILL, BEITH, NORTH Ayrshire, KA15 1GA

40 MILLBARR GROVE

The property is situated in a popular pocket of Barmill, Millbar Grove. Barmill has a selection of shops offering day-to-day requirements. Barmill is situated a half mile east of the North Ayrshire town of Beith. Beith offers a selection of local shopping, primary schooling and sports and recreational facilities and is well located for access to Glasgow Airport, the M8 and travel throughout west central Scotland.

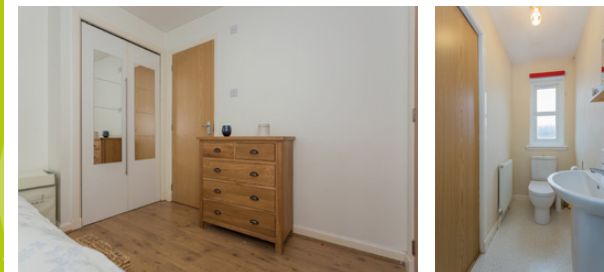
Part Exchange available. We are delighted to offer to the market this superb, two bedroom end terraced villa situated within this exclusive cul-de-sac, in a popular pocket of Barmill. The current owners have created a fabulous family home, which is both flexible and incredibly adaptable. Once inside, discerning purchasers will be greeted with a first class specification. The property is accessed in via the hallway with a handy downstairs WC.

Thereafter a generously proportioned family lounge presented in neutral décor and flooded with natural light from the floor to ceiling window. The fully fitted kitchen/breakfast area has a quality range of floor and wall

mounted units with a striking work surface, creating a fashionable and efficient work space. It comes with a host of integrated appliances and plumbed space for a free standing washing machine. There is space provided for a table and chairs within this zone, making it the ideal breakfast area. It is further enhanced with patio door which allow access to the fully enclosed rear garden.

The upper level comprises of two good sized bedrooms with the master bedroom having an en-suite to include walk-in shower. Both bedrooms are bright and airy with a range of furniture configurations with ample space accentuated by a built-in storage cupboards. The four-piece family bathroom suite completes the impressive accommodation internally.

Externally there is off-road parking to the front of the property providing space for two vehicles. The rear garden is fully enclosed and this zone is sure to become the very heart of the home and is not overlooked. The high specifications of this family home also include double glazing and gas central heating for additional comfort.



A TASTEFULLY DECORATED TWO BEDROOM END TERRACED VILLA

TUCKED AWAY IN A POPULAR POCKET OF BARRMILL

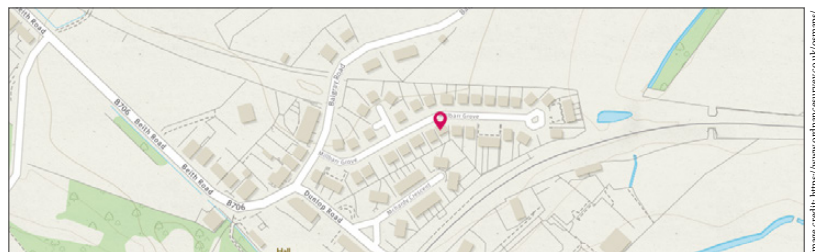
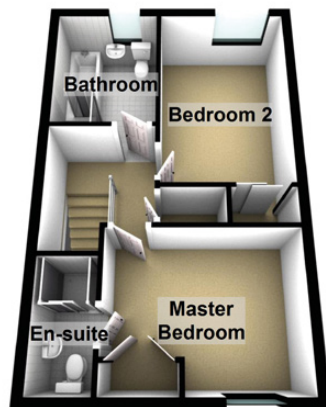
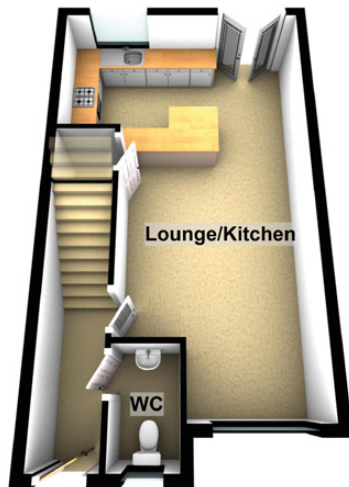


Image credit: <https://www.outdoorcurvy.co.uk/comps/>

Floor Plan, Dimensions & Property Location

Approximate Dimensions
(Taken from the widest point)

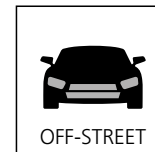
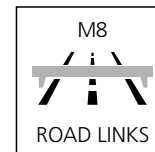
Lounge/Kitchen	7.90m (25'11") x 4.70m (15'5")
Master Bedroom	3.60m (11'10") x 2.90m (9'6")
En-suite	1.90m (6'3") x 1.00m (3'3")
Bedroom 2	3.90m (12'10") x 2.60m (8'6")
Bathroom	2.60m (8'6") x 2.10m (6'11")
WC	1.90m (6'3") x 1.10m (3'7")

Gross internal floor area (m²) - 77 m²

EPC Rating - D

Extras
(Included in the sale)

Carpets, floor coverings, light fixtures and fittings, curtains and blinds.



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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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Surveyor



Professional photography
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Photographer



Layout graphics and design
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Designer