

42 Millbarr Grove

BARRMILL, BY BEITH, NORTH AYRSHIRE, KA15 1GA



SITUATED WITHIN THIS EXCLUSIVE CUL-DE-SAC, IN A POPULAR POCKET OF BARRMILL



01292 430 555



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Part Exchange Available. We are delighted to offer to the market this superb, three/four bedroom, detached 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.

A welcoming hallway leads to all rooms on this level, thereafter a generously proportioned open plan family lounge, come dining area and kitchen is flooded with natural light. It's easy to imagine the evenings of fine dining these zones have played host to with friends and family. A set of doors from the dining area open onto the rear garden, where you can invite outside in. The kitchen has a good range of floor and wall mounted units with a striking work surface and is further enhanced with a host of integrated appliances. Bedroom one is pleasantly located on this level and could be transformed to meet each purchaser's needs and requirements such as a formal dining room, office or second lounge. A useful WC completes the accommodation on this level.









The upper level comprises of three good sized bedrooms. All of the bedrooms are bright and airy with a range of furniture configurations. Two of the bedrooms come with the ample space accentuated by a built in storage cupboards. The master bedroom is also complemented with an en-suite. The four piece family bathroom completes the impressive accommodation internally.





Bedroom 3

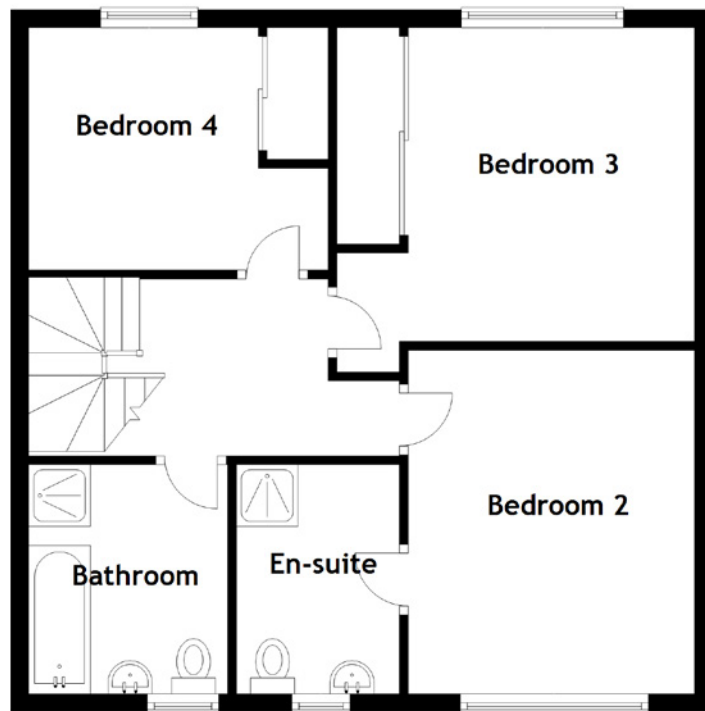
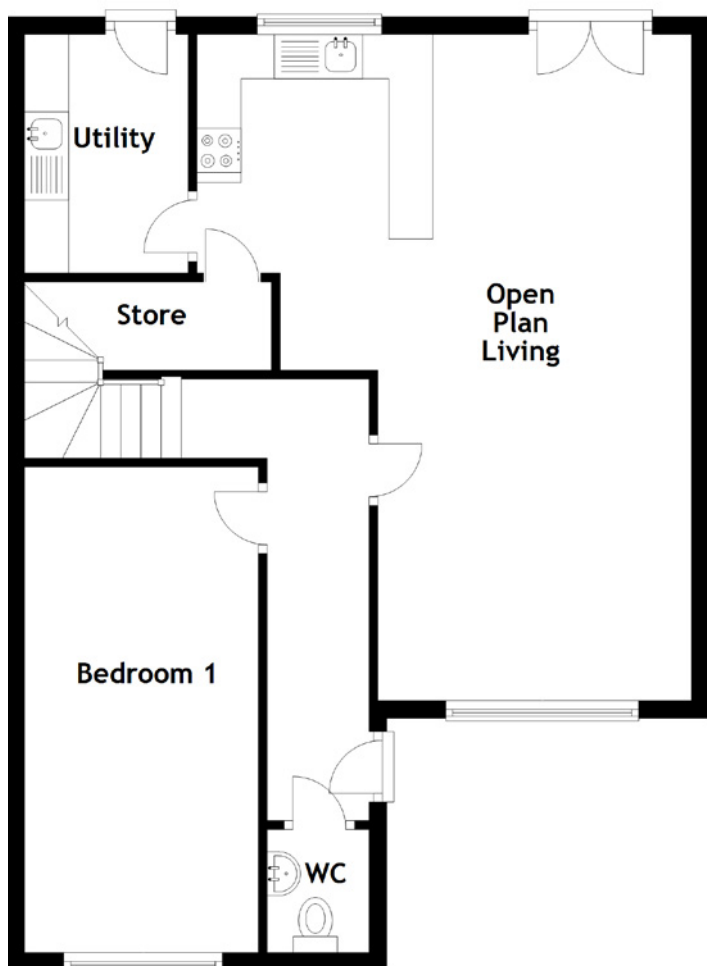




Bedroom 4







Approximate Dimensions

(Taken from the widest point)

Open Plan Living	7.55m (24'9") x 4.66m (15'3")	Bathroom	2.60m (8'6") x 2.30m (7'7")
Utility	2.70m (8'10") x 1.85m (6'1")	En-suite	2.60m (8'6") x 1.85m (6'1")
Bedroom 1	5.50m (18'1") x 2.65m (8'8")		
Bedroom 2	3.90m (12'9") x 3.25m (10'8")	Gross internal floor area (m ²): 125m ²	
Bedroom 3	4.05m (13'4") x 3.90m (12'10")	EPC Rating: E	
Bedroom 4	2.75m (9') x 2.60m (8'7")		

Externally there are well-tended front and rear gardens. To the front of the property, there is a well maintained private garden and a driveway providing off-road parking for a number of vehicles. The rear garden is fully enclosed and is a real suntrap 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 central heating for additional comfort.





The property is located in the semi-rural Ayrshire village of Barrmill, which is close to a multitude of amenities to be found in neighbouring towns. For commuting there is an excellent road infrastructure accessing major business centres in Paisley (20 minutes), Irvine (20 minutes) and Glasgow City Centre (35 minutes).

The neighbouring countryside caters for a wide range of sports/leisure activities including fishing, golf and all equestrian pursuits. The M8 motorway network provides access to most major towns and cities throughout the central belt of Scotland, as well as Glasgow International Airport and destinations further afield. Barrmill is situated a half mile east of the North Ayrshire town of Beith, that offers a selection of local shopping, primary schooling and sports and recreational facilities.

The Location

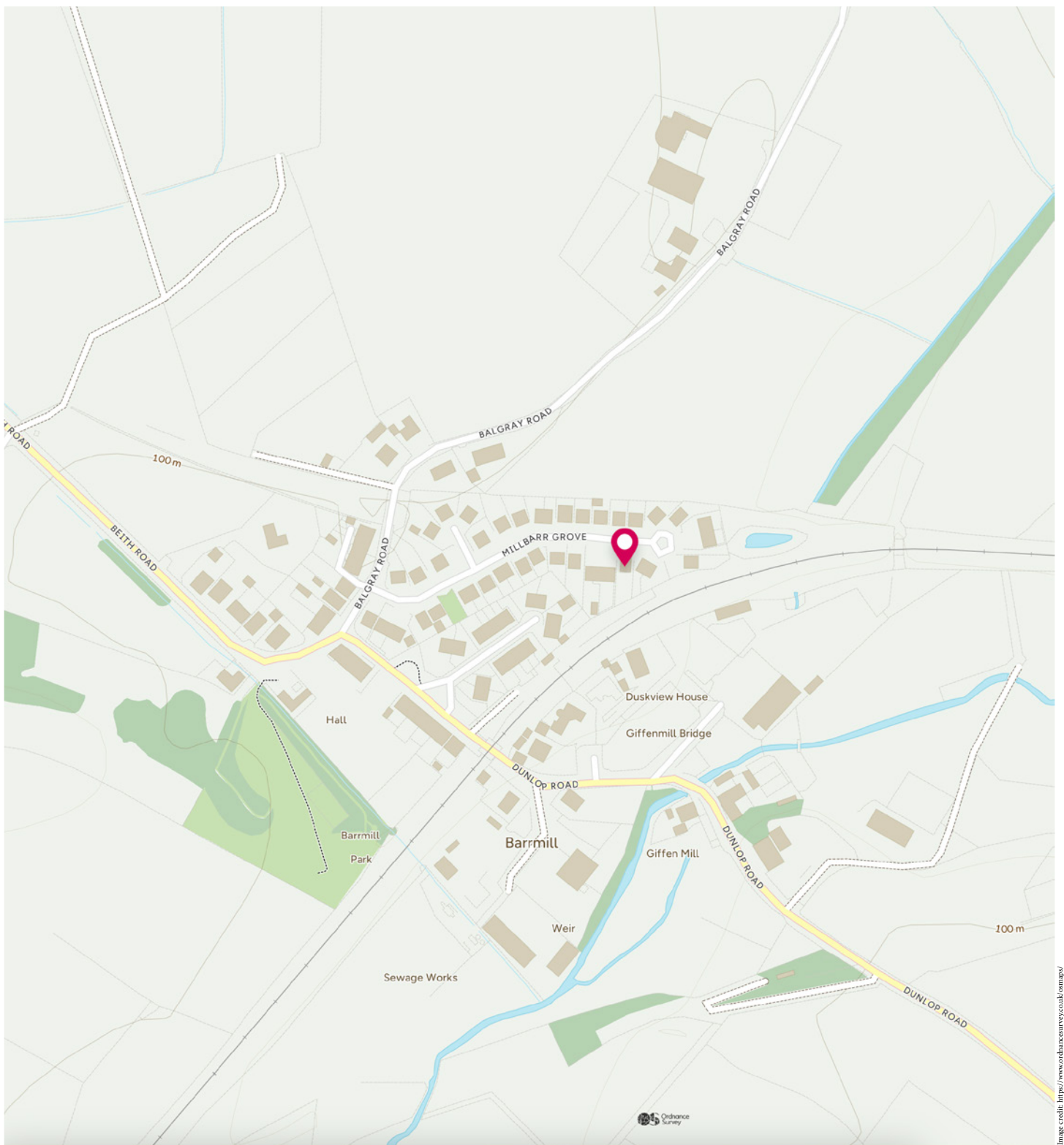


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
DIANE KERR
Area Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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 or warranted. 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 and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.