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GSPC
PROPERTY

Cockburn
& Co.
Solicitors
Bridge Of Weir

**41 MILLBARR GROVE,
BARRMILL, BEITH,
KA15 1GA.**

OFFERS OVER £85,000



This is an ideal opportunity to acquire a most attractive two bed roomed Mid Terraced Villa set within a small modern Estate in rural surrounds. The property has good sized accommodation comprising lounge with dining area, fully fitted modern kitchen, master bedroom with ensuite shower room, further double bedroom with built-in storage, family bathroom with separate shower cubicle, downstairs cloakroom and easily maintained garden. Electric central heating. Fully double glazed. Viewing highly recommended.

ENTRANCE HALL

Bright hall with cloakroom off comprising white wash hand basin and toilet. Laminate flooring. Carpeted stair to upper floor. Airing cupboard on upper floor.

LOUNGE TO DINING AREA 11'10" x 13'7" x 26'1"

Good sized lounge area leading through to dining area with french doors to rear garden. Blinds. Built-in understair cupboard housing meters.

DINING AREA TO KITCHEN 15'7" x 8'8"

Good sized dining area with french doors to rear garden. Kitchen leads off from dining area and has an array of modern floor and wall mounted units. Built-in ceramic hob with electric oven and built-in hood. Stainless steel sink with mixer tap. Integral fridge and freezer. Space for washing machine. Window to rear.

UPPER FLOOR

MASTER BEDROOM WITH ENSUITE 9'10" x 12'1"

Bright room to front with built in wardrobe. Fitted Carpet. Radiator. Ensuite shower room with white suite.

BEDROOM II 11'3" x 10'2"

Double room with outlook to rear. Built in wardrobe with mirror doors. Fitted carpet. Radiator.

BATHROOM

Good sized bathroom with white 4pc suite incorporating wc, wash hand basin, bath and shower cubicle. Tiling to bath and shower area. Vinyl flooring. Bathroom accessories. Opaque window to rear.

GARDEN

Easily maintained rear garden laid out with decorative stone chippings and slabs. Garden shed. Path to rear for bin access.

PARKING

Shared parking to front of property.

EPC

D Rating

DIRECTIONS

Eastbound on the A737 shortly after the Manrahead roundabout take sign marked Barmill. Follow road for a few miles into Barmill. At the mini roundabout, take the left exit and then turn immediately right follow road and number 41 can be found at the bottom of the estate. Look out for GSPC sign.

ENTRY

By negotiation.

VIEWING

By appointment with Messrs. Cockburn & Co., Solicitors, Burngill Place, Main Street, Bridge of Weir Telephone (01505) 690500.

OFFERS

Offers in writing are invited and should be submitted to:

Messrs. Cockburn & Co., Solicitors,
Burngill Place, Main Street, Bridge of Weir.
Telephone 01505 690500. Fax 01505 690235.

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

