

3 Balgray Road

BARRMILL, BEITH, NORTH AYRSHIRE, KA15 1HP



UNIQUE DEVELOPMENT OPPORTUNITY LOCATED IN
THE POPULAR SEMI RURAL VILLAGE OF BARRMILL



01292 430 555



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

THE PROPERTY

McEwan Fraser Legal is delighted to present to the market a unique development opportunity located in the popular semi rural village of Barmill.



The former hotel is 'work in progress' as the current owners have started major renovation works and due to personal reasons have decided to relocate, making this a perfect project for a small developer looking for a 'quick win'. Currently used as a six bedroom detached villa the property has planning permission to be converted to two semi detached villas.



The accommodation expands over three levels, with additional basement storage areas. The ground floor comprises a large kitchens, lounge/ dining room, with a large open reception area. Access to the first floor is via a formal period staircase, or through the smaller staircase located off the kitchen. On the first floor you can find five spacious bedrooms and a study/sixth bedroom and family bathroom.





8

9

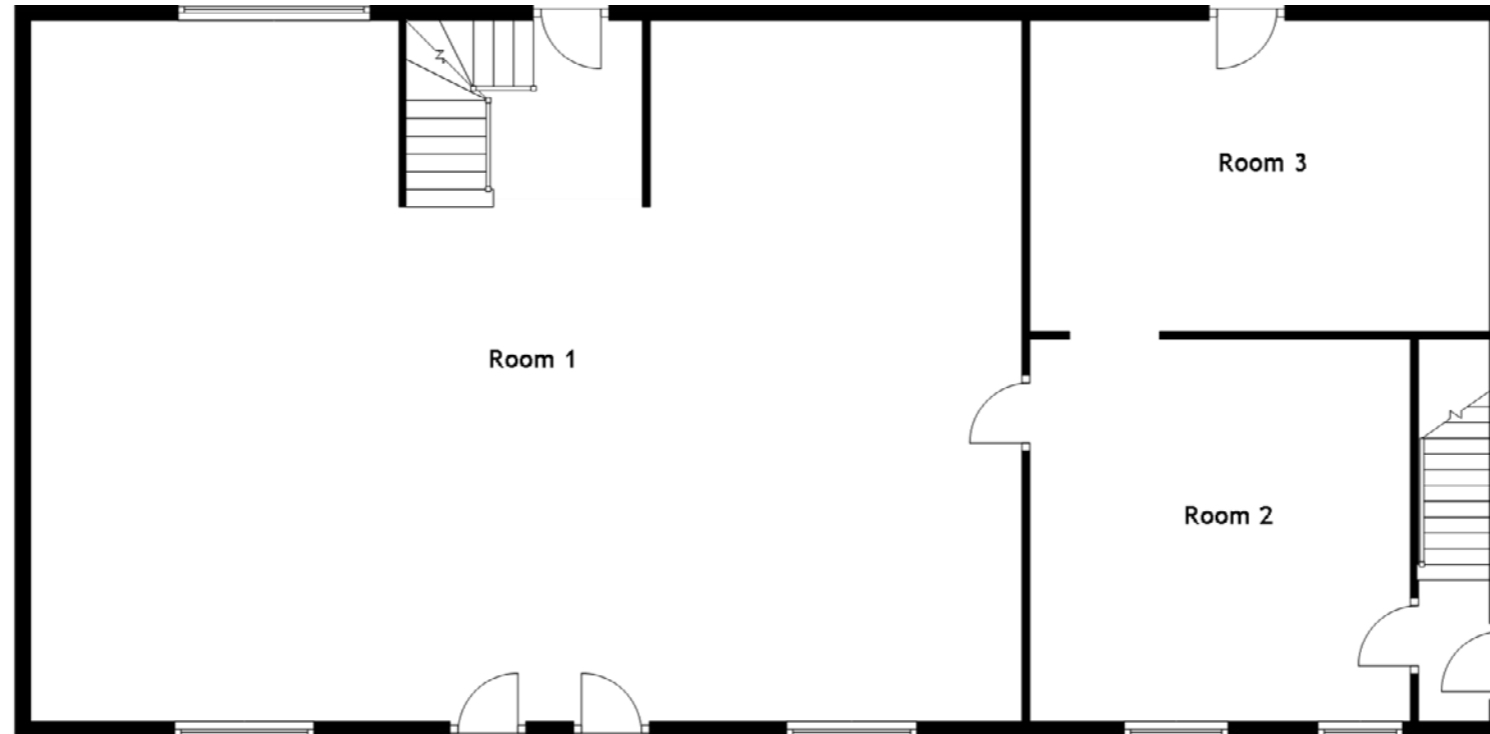
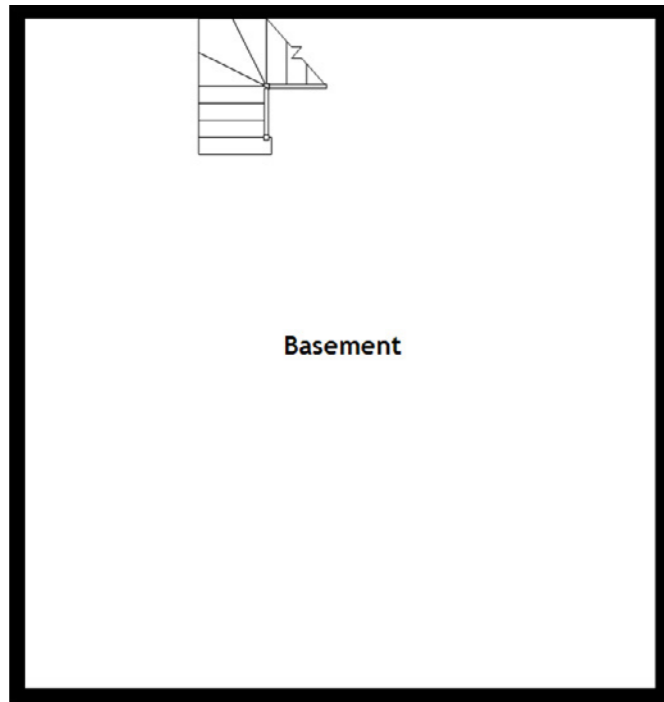
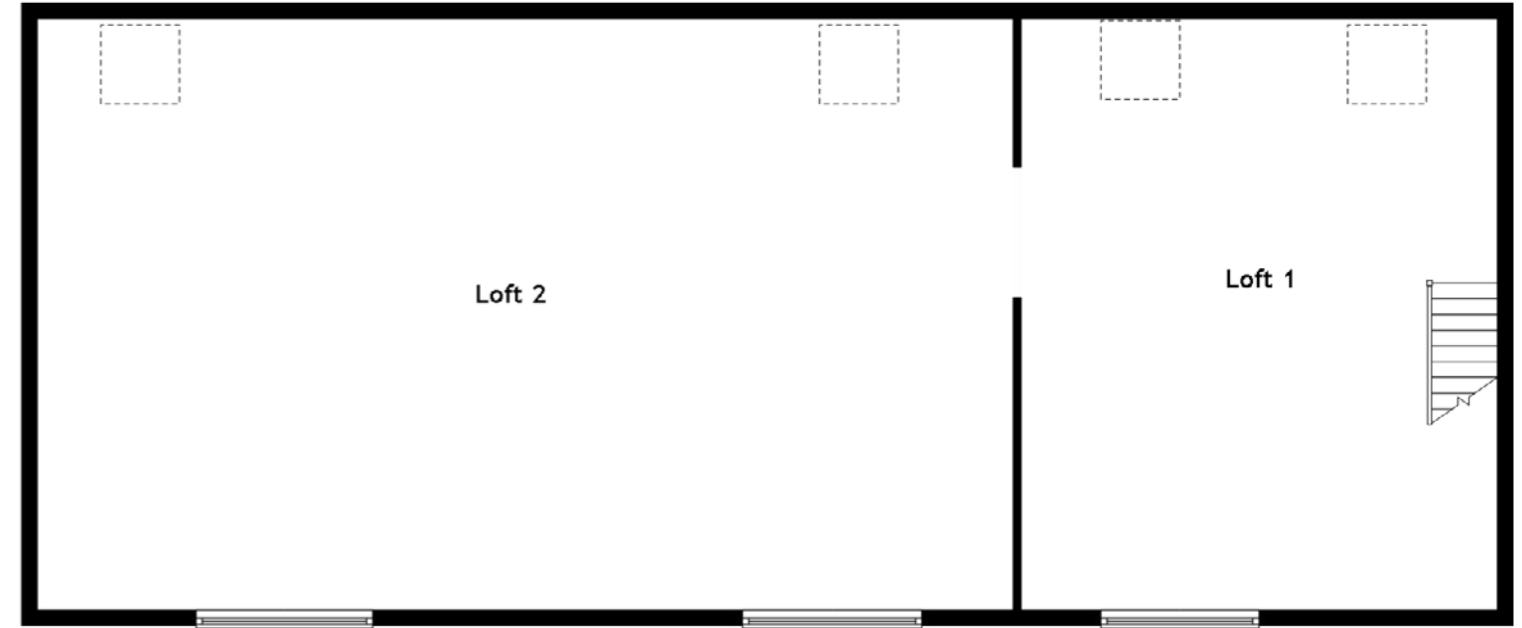
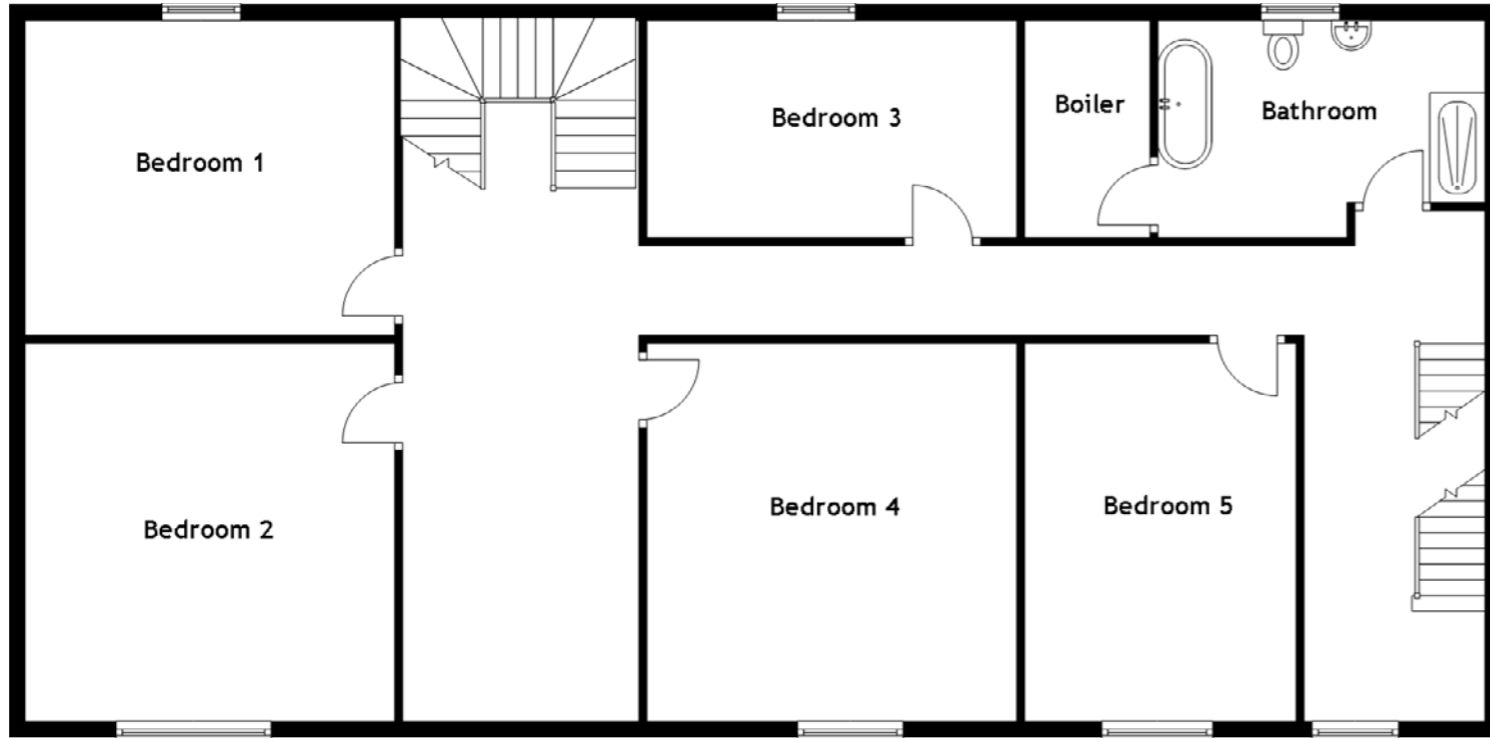




The second floor consists of two large areas which have been developed but are unfinished. These spaces offer opportunity for further division into bedrooms or indeed entertainment areas. The basement is currently utilised as a store's rooms for the business. The property sits on a larger than average plot with parking for numerous vehicles, and private garden areas. To the rear is a large stone built workshop perfect for storage etc.

A full list of works complete to date by the current owner is available following a formal viewing appointment.

Overall the property would make an exciting development opportunity for a small builder looking for a first project or indeed a fantastic family home once complete.



Approximate Dimensions
(Taken from the widest point)

Room 1	12.60m (41'4") x 8.90m (29'2")
Room 2	4.85m (15'11") x 4.84m (15'11")
Room 3	5.85m (19'2") x 3.95m (12'11")
Bedroom 1	4.70m (15'5") x 4.00m (13'2")
Bedroom 2	4.80m (15'9") x 4.70m (15'5")
Bedroom 3	4.70m (15'5") x 2.75m (9')
Bedroom 4	4.80m (15'9") x 4.70m (15'5")
Bedroom 5	4.80m (15'9") x 3.45m (11'4")
Bathroom	4.15m (13'8") x 2.75m (9')
Loft 1	7.50m (24'7") x 6.05m (19'10")
Loft 2	12.40m (40'8") x 7.50m (24'7")
Basement	8.50m (27'11") x 18.00m (59'1")

Services - Gas tank (calor), electricity, water and drainage

Tenure - Freehold

Planning ref - 23/00125/PPP

Broadband - Super-Fast Fibre



16

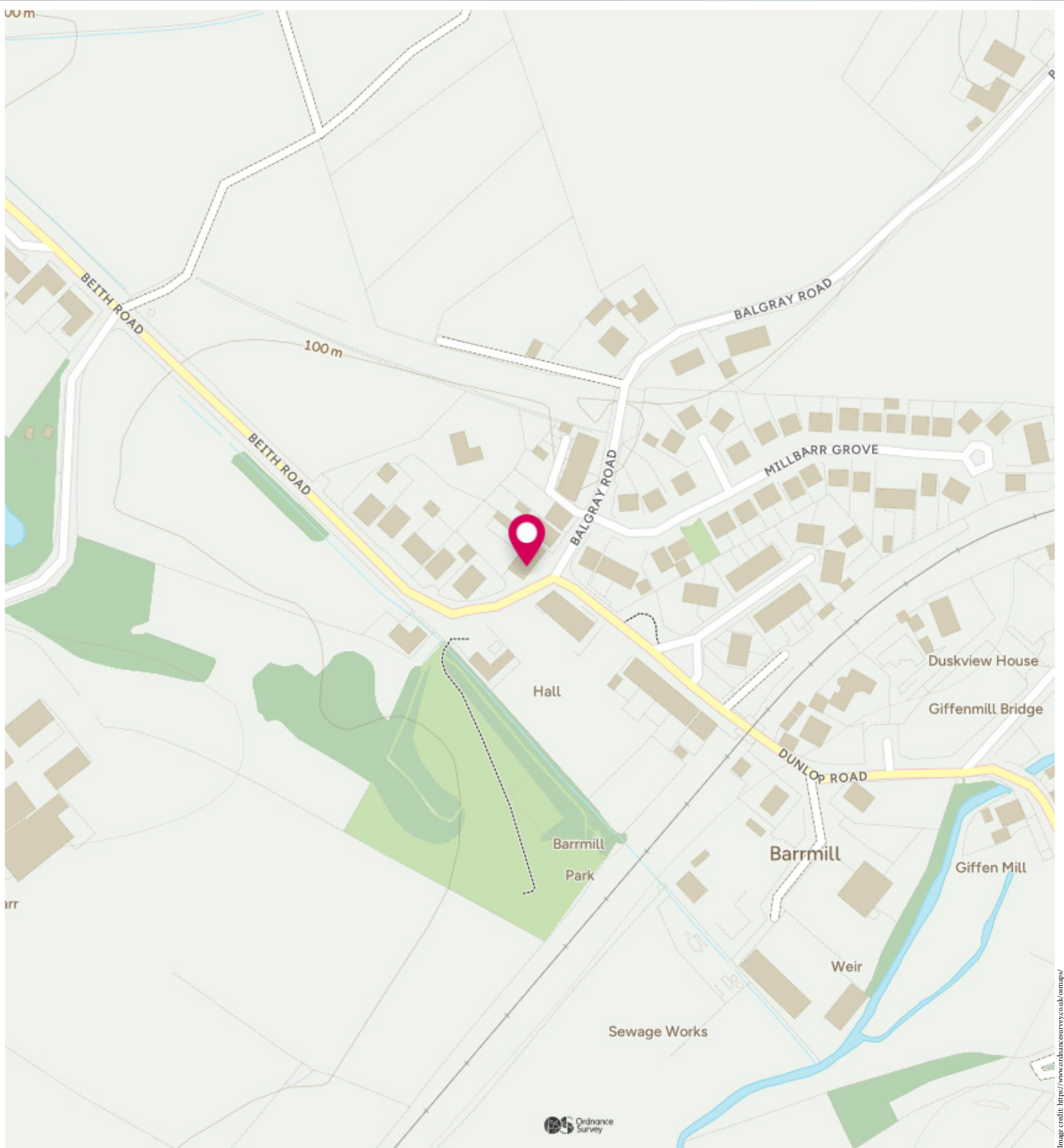
17

THE LOCATION

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 Renfrewshire (17 minutes), Ayrshire (40 minutes) and Glasgow (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.



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
CONNIE NUGENT
Surveyor



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.