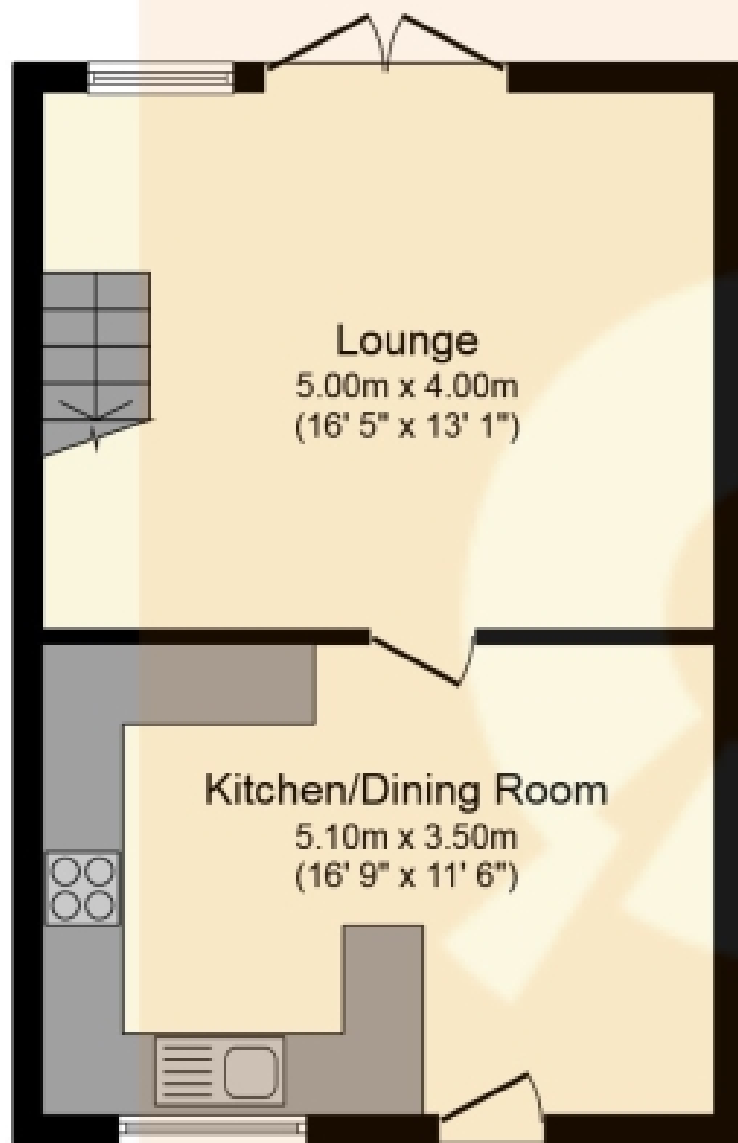




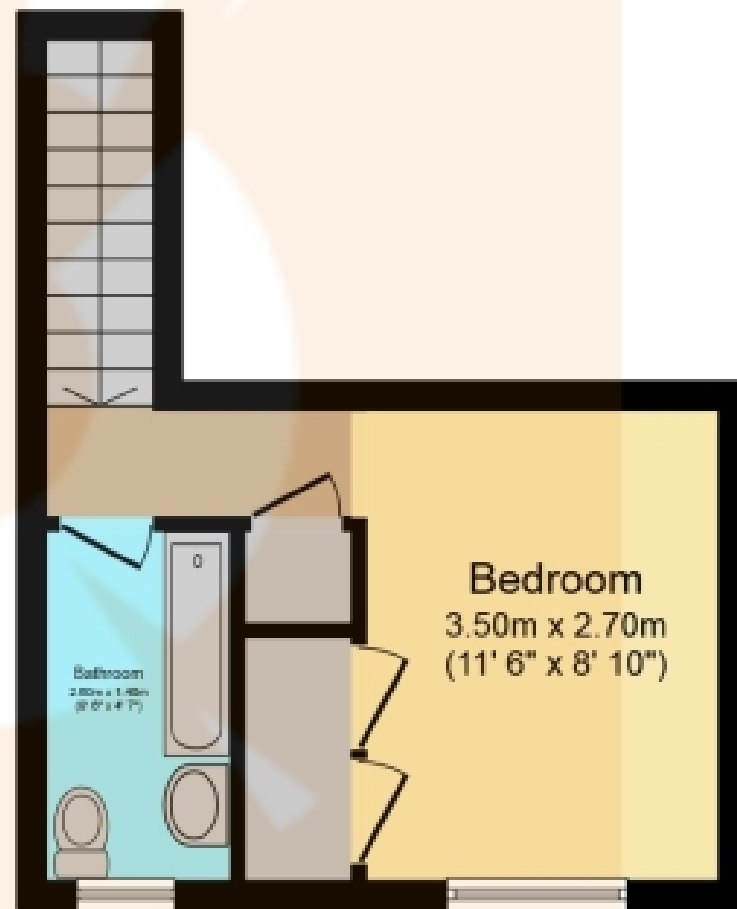
**Braehead, Girdle Toll, Irvine**

**Offers Over £105,000**





**Ground Floor**



**First Floor**

Total floor area 57.7 sq.m. (621 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## THE PROPERTY

**\*\* SHORT DRIVE TO SHOPS, RESTAURANTS & CAFES \*\* COULD BE EASILY REFORMED TO 2 BEDROOM LAYOUT \*\* IMMACULATE CONDITION \*\* FULLY ENCLOSED GARDENS – NO MAINTENANCE REQUIRED \*\*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to 121 Braehead, Irvine. This charming terraced home is presented in immaculate condition, offering an excellent opportunity for a wide range of purchasers to include first-time buyers, downsizers, and professionals alike.

Upon entering, you'll gain access in the first instance to the fitted kitchen with designated dining space. Integrated appliances include a 4-ring gas hob, electric oven/grill, extractor hood, and there is further free-standing space for a washing machine and American fridge/freezer.

Completing the ground floor is an exceptionally spacious, bright, and airy lounge, stylishly decorated with neutral tones. The lounge also boasts a charming multi-fuel stove, providing a delightful warmth.

On the first floor, you are presented with a spacious double bedroom, featuring in-built mirrored wardrobes. Completing the internal accommodation is the pristine bathroom, comprising of a three-piece suite to include shower-over-bath with glass screen, w.c. and wash-hand-basin.

Outside, you will find a fully enclosed rear garden which has been fully landscaped with synthetic lawn, meaning no maintenance is required. This space is exceptional for dining alfresco, and soaking up the sun during the summer months.

Irvine is a picturesque town nestled along the west coast of Scotland, which exudes historical charm and natural beauty. Irvine is renowned for its rich maritime heritage, with the Irvine Harbour dating back to the 12th century. With access to a plethora of supermarkets, shops and eateries, this town has something for everyone.

Irvine offers convenient travel links, with easy access to Glasgow and other nearby towns and cities via the railway line, ensuring that you can seamlessly explore the stunning Ayrshire countryside or embark on exciting urban adventures.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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