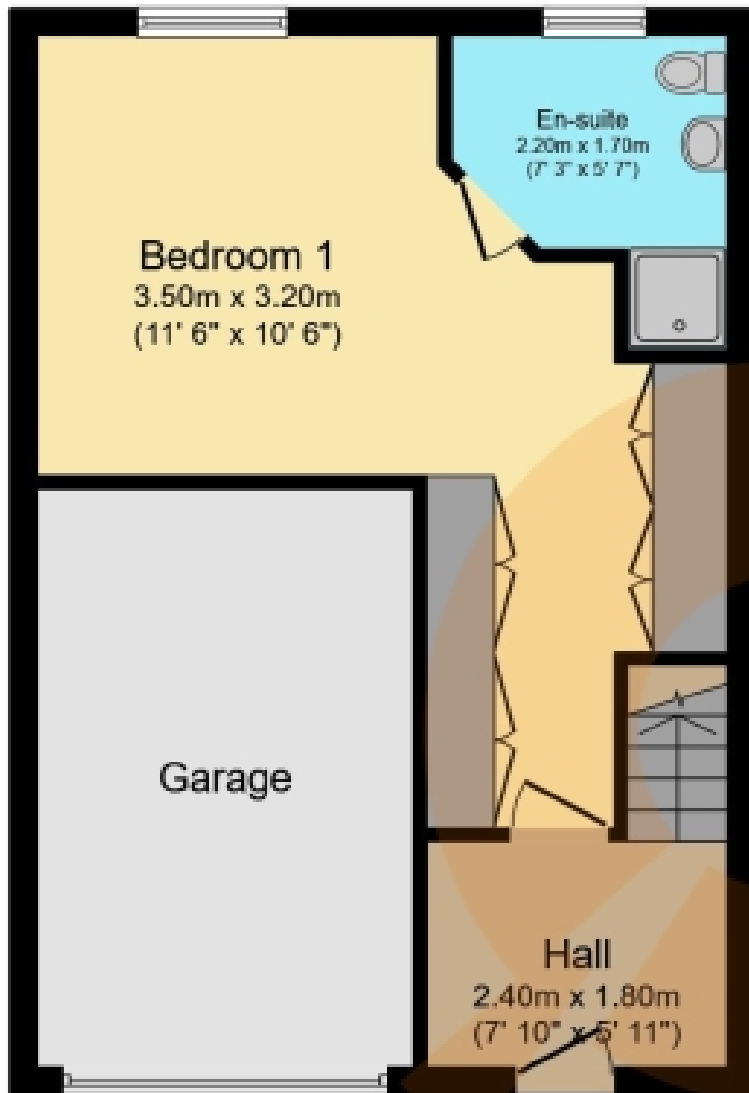


**17 Glenlyon Grove, Stanecastle, Irvine**

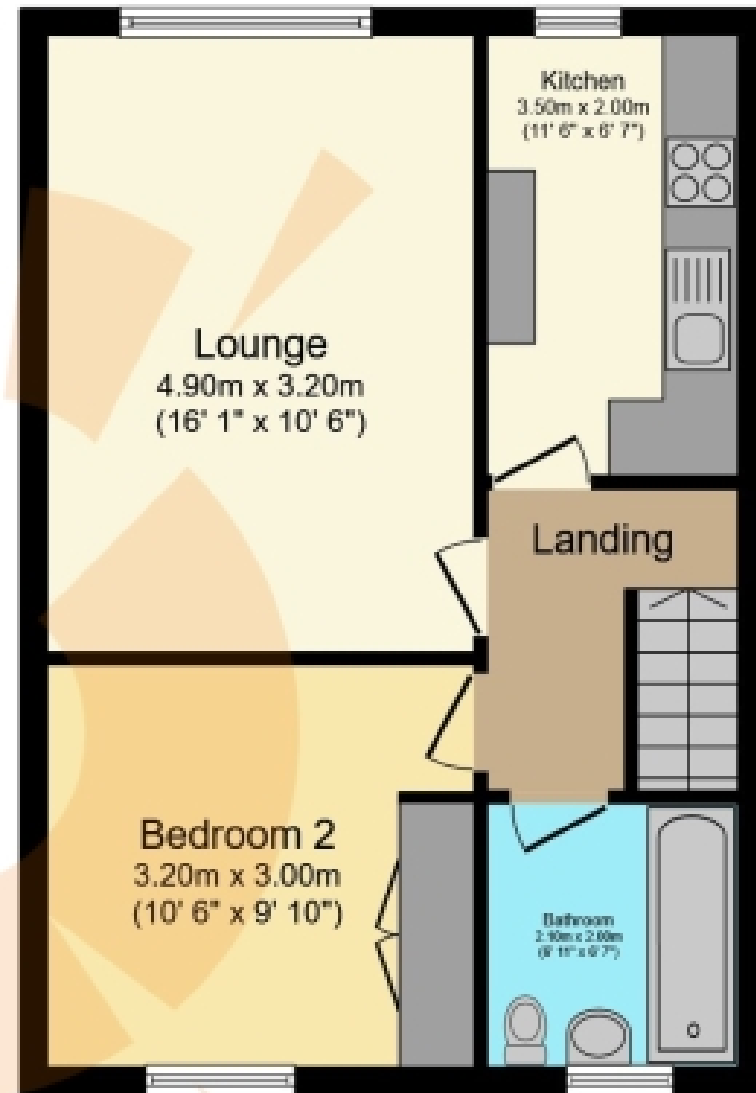
**Offers Over £135,000**





### Ground Floor

Floor area 45.1 m<sup>2</sup> (485 sq.ft.)



### First Floor

Floor area 45.1 m<sup>2</sup> (485 sq.ft.)

**TOTAL: 90.2 m<sup>2</sup> (971 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*\* DESIRABLE CUL-DE-SAC LOCALE \*\* EXCELLENT IN-BUILT STORAGE \*\* INTEGRAL GARAGE & MONOBLOC DRIVEWAY \*\* 5-MINUTE DRIVE TO IRVINE TOWN CENTRE \*\***. Please contact your personal estate agents, The Property Boom for much more information and a copy of the Home Report.

Situated within the sought-after Stanecastle locale of Irvine, No. 17 Glenlyon Grove is a fabulous, terraced home nestled within a quiet cul-de-sac locale. Located just a 5-minute drive from Irvine Town Centre, this property is sure to appeal to a wide range of purchasers to include first-time buyers and professionals alike.

To the front of the home, you'll find a monobloc driveway and fabulously low-maintenance garden space with integral garage leading to the front entrance. You are welcomed into the welcoming reception hallway with Bedroom One located on the ground level, a stretch of mirrored in-built wardrobes leads to the spacious double bedroom, which is further complimented by an en-suite shower room.

On to the upper level, a superbly spacious family lounge boasts generous proportions, and is further complimented by neutral décor and an abundance of natural sunlight.

The well-appointed kitchen is fitted with an array of wall and base mounted units paired with contrasting countertops, for a stylish and efficient workspace. Integrated appliances include a 4-ring gas hob, electric oven/grill, extractor hood, and there is further space for free-standing appliances where desired.

Our clients are currently utilising Bedroom Two as an additional sitting room, however, this space offers a multitude of potential uses. Completing the internal accommodation is the pristine family bathroom comprising of a bathtub with overhead shower, W.C. and wash hand basin.

Gas-central heating and double-glazing can be found throughout, providing all rooms with a delightful warmth.

This fabulous home set within an exclusive Irvine estate offers park and ride facilities at Irvine train station less than a ten-minute drive. Beautiful sandy beaches are only a 5-minute drive. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

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. Thank you.

**WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY? TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.**

**THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.**

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