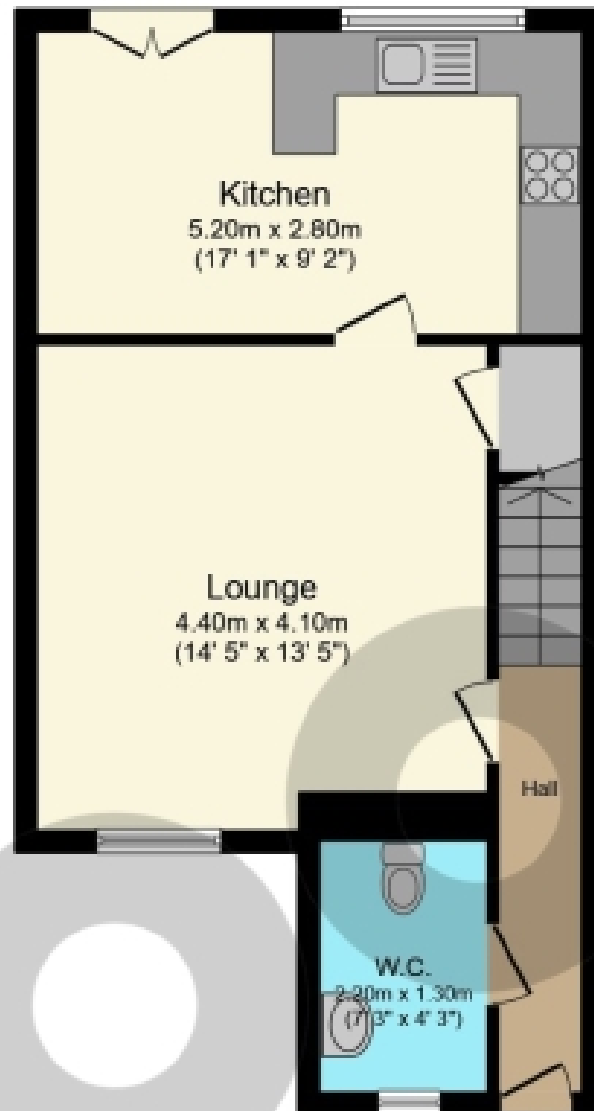




18 John Parker Avenue, Irvine

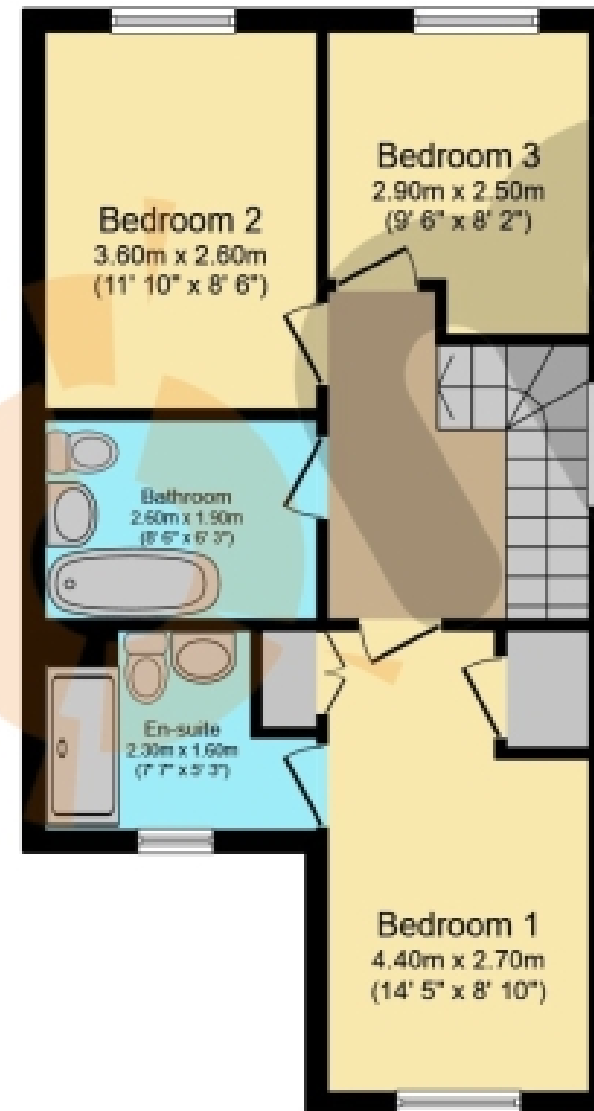
Offers Over £199,995





Ground Floor

Floor area 45.8 sq.m. (493 sq.ft.)



First Floor

Floor area 45.8 sq.m. (493 sq.ft.)

Total floor area: 91.6 sq.m. (986 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

THE PROPERTY

EXCEPTIONAL FAMILY HOME*STUNNING CONDITION*LANDSCAPED ENCLOSED REAR GARDEN* MULTICAR MONOBLOC DRIVEWAY*CLOSE TO A HOST OF AMENITIES AND SCHOOLING Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No. 18 John Parker Avenue - An outstanding, exceptionally well-presented modern family home nestled within this sought after Irvine locale.

With well-proportioned apartments and versatile living space, this property is perfect for those looking to upsize or simply enjoy a quieter, more relaxed setting to call home,

To the front of the property, you will find a spacious monobloc driveway with ample space for multiple vehicles, leading right up to the front door of No.18. Step inside to a welcoming reception hallway, which provides access to a convenient downstairs cloak W.C., the carpeted staircase, and the bright, comfortable lounge.

The lounge is bright, airy, and beautifully presented with stylish neutral decor that creates a welcoming space to relax. The stylish neutral décor From here, there's direct access through to the spacious dining sized kitchen.

The kitchen is fitted with a range of sleek, contemporary base and wall units, finished with white cabinet doors, and coordinated worktops with stylish tiled splashbacks bringing warmth and elegance to the space.

Integrated appliances include a four-ring gas hob, electric oven, chimney extractor, fridge freezer, and a striking black composite sink and drainer. A charming breakfast bar compliments the kitchen - useful for casual family breakfasts or a morning coffee.

For more formal occasions, the kitchen opens out into a dedicated dining area, offering the ideal setting for entertaining, with lovely views over the landscaped rear garden.

The carpeted stairwell leads to the upper landing which offers to the bedrooms and family bathroom.

The three generously proportioned bedrooms occupy the upper floor. Each bedroom is well proportioned and Bedroom One further benefits from mirrored door fitted wardrobes and a stunning en ensuite shower room with walk in shower, W.C. and wash hand basin with vanity storage.

Completing the upper level is the stylish family bathroom, which features bath, low level W.C., and wash hand basin set within a vanity unit which is enhanced by under-counter storage and finished with chic fixtures and fittings, creating a modern and sophisticated feel throughout.

To the rear of the property lies a beautifully landscaped enclosed garden with areas of decking providing the perfect suntrap to enjoying in the summer months. Paved walkways provide relatively low-maintenance living, with a neatly manicured lawned area,

The property further benefits from Gas Central Heating and Double Glazing throughout.

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

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