



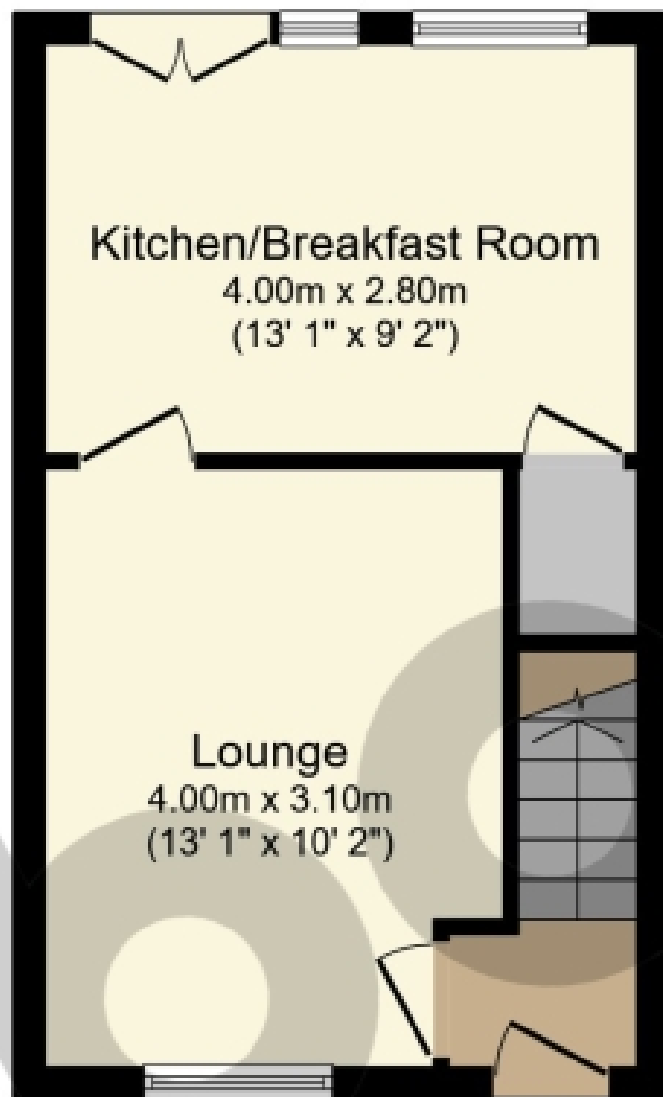
**16 Smithstone Court, Girdle Toll, Irvine**

**Offers Over £140,000**



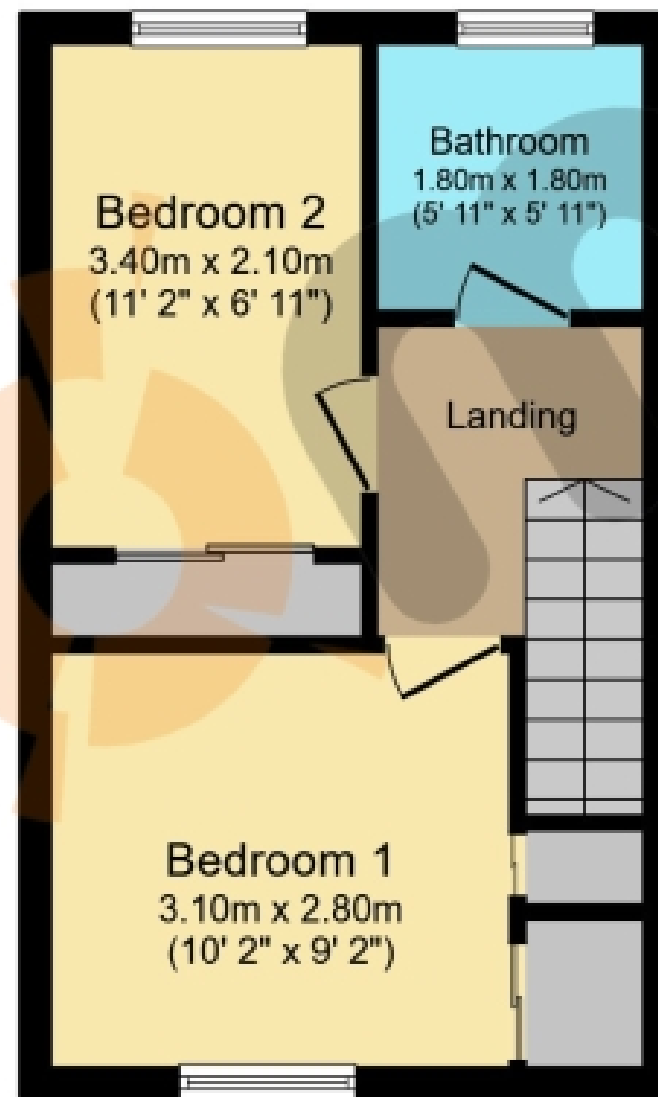






### Ground Floor

Floor area 27.6 sq.m. (297 sq.ft.)



### First Floor

Floor area 27.6 sq.m. (297 sq.ft.)

**Total floor area: 55.2 sq.m. (594 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

Welcome to No. 16 Smithstone Court. This property is an ideal first-time purchase or family home, boasting a multi-car driveway and a large, fully enclosed rear garden. The property is conveniently placed in the Irvine Locale making it close to a host of local amenities including shops and schools.

Walking through the front door will bring you to the spacious lounge. The space has all white walls paired with neutral carpeting. The room has a large picture window looking out onto the driveway at the front and a glass-panelled door leading to the kitchen/dining room – allowing plenty of natural light to flood the room.

The ultra-modern kitchen has white base and wall cabinetry with contrasting black granite effect countertops for a fashionable and efficient workspace. The kitchen features oak-effect flooring adding a classy feel. There is ample space to place dining table next to the French doors that lead onto the patio

Walking up the carpeted stairs will bring you to the first-floor landing with both bedrooms and the shower room. Both bedrooms benefit from built-in storage solutions in the form of wardrobes while the picture windows let in masses of natural light. The pristine shower room has all white and black accents and a walk-in shower cubicle.

The fully enclosed rear garden is primarily laid to lawn and further benefits from patio space just off of the kitchen – ideal for indoor- outdoor living. The garden occupies a generous plot and provides plenty of space for the family to relax and enjoy time outdoors.

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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[www.thepropertyboom.com](http://www.thepropertyboom.com)  
Head Office : 31 Braehead, Beith, KA15 1EG  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)