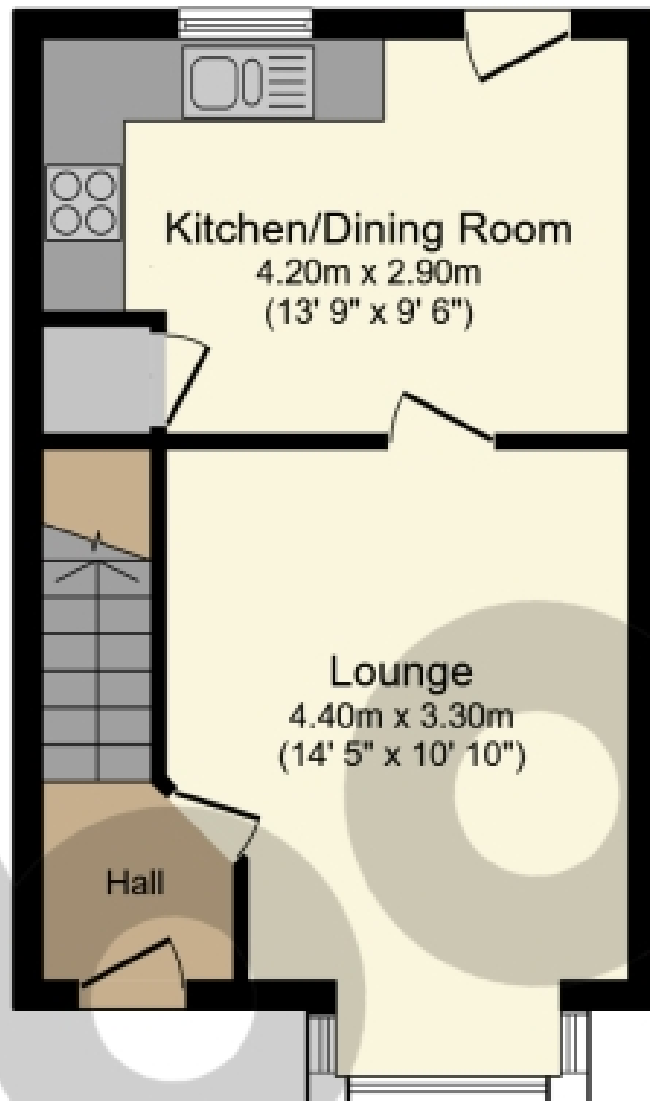




17 Balgray Way, Girdle Toll, Irvine

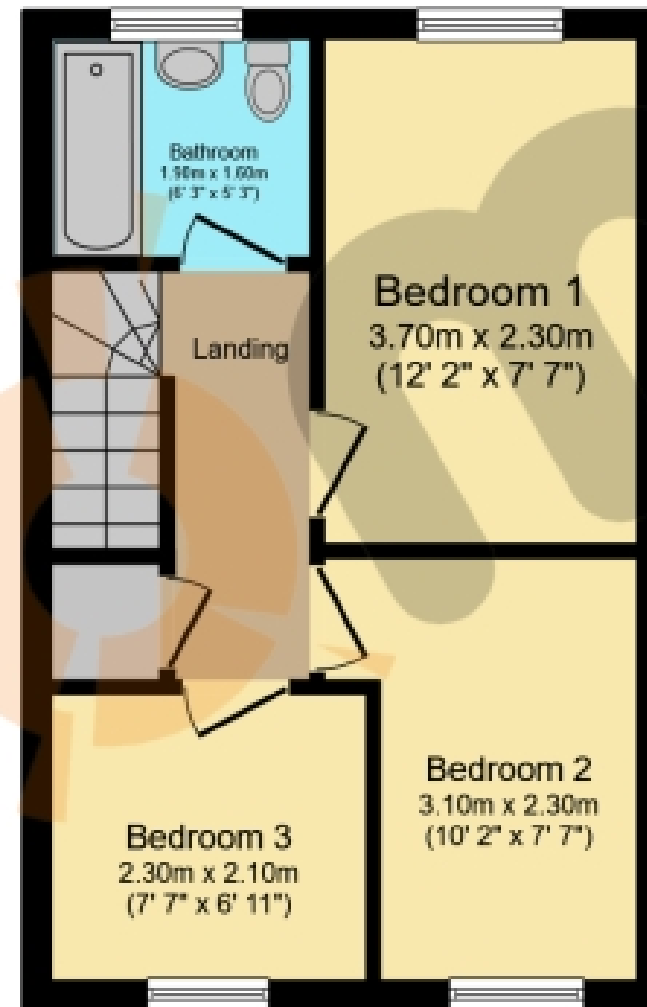
Offers Over £140,000





Ground Floor

Floor area 30.8 sq.m. (332 sq.ft.)



First Floor

Floor area 29.7 sq.m. (319 sq.ft.)

Total floor area: 60.5 sq.m. (651 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

No.17 Balgray Way is the perfect family home, ideally placed in the Irvine locale. The property is spoiled with great local amenities, along with schooling and transport links. The home has a multi-car driveway with three airy bedrooms, making it an ideal family home or first-time purchase.

Walking up the monoblocked driveway, enter via the PVC door which brings you to the entrance hallway which smoothly moves through to the lounge. The lounge boasts stylish interiors with neutral décor, perfect for unwinding after long days out.

Completing the ground floor is the dining kitchen. It follows the same design features of the lounge with the neutral décor and black and white accents. The white high gloss base and wall-mounted white cabinetry complement the black countertops that provide plenty of function to the space. A host of integrated appliances adorn the kitchen including an oven, hob, and extractor fan. The kitchen further benefits from a dining area, making dining at home a breeze.

Ascending the carpeted stairs will bring you up to the first-floor landing. The upper-level hosts three bedrooms, each of which are bright and airy thanks to the large window formations. The family bathroom features natural grey and white tones, paired with pristine sanitary ware including a W.C., a wash hand basin and a bath with an overhead shower, and fold out screen.

To the back of the property is the rear garden. It has been beautifully landscaped with a patio, artificial lawn and decking area, making it ideally low maintenance.

This property further gains 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 distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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www.thepropertyboom.com
Head Office : 31 Braehead, Beith, KA15 1EG
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com