



**Braefoot, Girdle Toll Irvine KA11 1BY**

**welcome to**

**Braefoot, Girdle Toll Irvine**

Semi-detached villa in popular location offering entrance hall, lounge, dining/kitchen, two double bedrooms, and family bathroom. There is also a sizeable driveway, gas c/h, d/g and private enclosed garden to rear with open outlook. Early viewing is recommended.



Modern semi-detached villa in the popular residential area of Girdle Toll in Irvine and well situated within easy access to by-pass, major bus routes and road links to Glasgow and the Ayrshire Coast. Accommodation comprises of entrance hall, front facing lounge, and modern fitted dining kitchen with French doors leading out to the rear garden. On the upper level there are two good sized bedrooms both benefiting from built in wardrobes. There is also a modern fitted bathroom on this floor and comprises of bath with overhead shower, wash hand basin and w.c. The property is further enhanced by gas central heating, double glazing, multi car driveway and open look gardens to front and rear.

### **Lounge**

13' 3" max. x 10' 4" max. ( 4.04m max. x 3.15m max. )

### **Kitchen/diner**

13' 7" max. x 9' 3" max. ( 4.14m max. x 2.82m max. )

### **Bedroom One**

10' 4" to wardrobe x 9' 5" ( 3.15m to wardrobe x 2.87m )

### **Bedroom Two**

7' 4" x 11' 4" to wardrobe ( 2.24m x 3.45m to wardrobe )

### **Bathroom**



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## Braefoot, Girdle Toll Irvine

- Two Bedroom Semi Detached Villa
- Popular Residential Location
- Multi Car Driveway
- Open Outlooks
- No Onward Chain

Tenure: Freehold EPC Rating: C

offers over

**£115,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
IRV107820 - 0002

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