



Neil Avenue, Irvine KA12 9NW



welcome to

Neil Avenue, Irvine

A spacious first floor flat in a popular location in Irvine. The property is vacant so will be an ideal investment for first time buyers or investors.



A spacious first floor flat in a popular location in Irvine. The property is vacant so will be an ideal investment for first time buyers or investors. On entry there is a hallway giving access to a generous lounge diner, kitchen, two bedrooms and a bathroom. The property features gas central heating and double glazing. VIEWING RECOMMENDED. Irvine has a wide range of shopping and a railway station with direct link to Glasgow. The nearby harbour side and beach are popular destinations.

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Entrance Hall

Lounge Diner

18' x 10' 6" (5.49m x 3.20m)

Kitchen

11' 5" x 8' 4" (3.48m x 2.54m)

Bedroom One

14' 9" x 8' 3" (4.50m x 2.51m)

Bedroom Two

11' 10" x 9' 6" (3.61m x 2.90m)

Bathroom



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welcome to

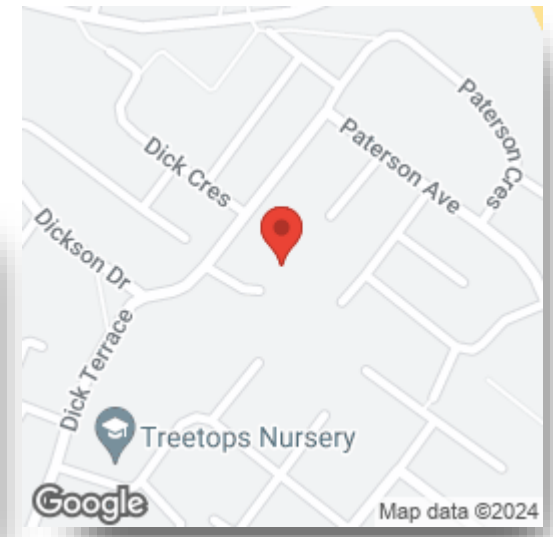
Neil Avenue, Irvine

- First Floor Flat
- Two bedrooms
- Lounge Diner
- Kitchen
- Bathroom

Tenure: Freehold EPC Rating: C

offers over

£40,000



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Please note the marker reflects the postcode not the actual property



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:
IRV108474 - 0002

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