



**Townhead, Irvine KA12 0BE**

**welcome to**

**Townhead, Irvine**

Traditional first floor flat ideally situated in Irvine town centre within walking distance to all amenities and local transport. The property is set over two levels comprising entrance hall, lounge, kitchen diner, bathroom, double bedroom and study. The property also has a communal garden to the re



**Entrance Hall**

**Lounge**

15' x 12' max ( 4.57m x 3.66m max )

**Kitchen Diner**

13' 11" x 13' 4" ( 4.24m x 4.06m )

**Bathroom**

**Bedroom**

14' 9" x 11' 2" ( 4.50m x 3.40m )

**Study**

11' 7" x 7' 8" ( 3.53m x 2.34m )



***view this property online*** [allenandharris.co.uk/Property/IRV108635](http://allenandharris.co.uk/Property/IRV108635)



welcome to

## Townhead, Irvine

- Traditional Upper Flat
- Lounge
- Kitchen Diner
- Double Bedroom
- Study/Box Room

Tenure: Freehold EPC Rating: D

Traditional Upper flat set over two floors. On entry there is a front facing spacious lounge, stylish bathroom and spacious kitchen diner, On the upper level is a bedroom and study. The property benefits from double glazing and gas central heating. To the rear of the property is an extensive lawned communal garden and drying area.

Early Viewing Advised

offers over

**£60,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/IRV108635](https://allenandharris.co.uk/Property/IRV108635)



Property Ref:  
IRV108635 - 0003

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.

 allen & harris



**01294 271151**



[Irvine@allenandharris.co.uk](mailto:Irvine@allenandharris.co.uk)



31 Bank Street, IRVINE, Scotland, KA12 0LL



[allenandharris.co.uk](https://allenandharris.co.uk)