









welcome to

Herriot Avenue, Kilbirnie

Beautifully presented three bed semi-detached villa with lounge, fitted kitchen, separate sitting room, family bathroom, front and rear gardens and extensive driveway with garage.





Beautifully presented three bed Semi-detached villa in the popular town of Kilbirnie. The property comprises of entrance hallway giving access to the spacious front facing lounge with separate sitting room with french doors to the rear garden and modern fitted kitchen. On the upper level are three good sized bedrooms and family fitted bathroom. The property also benefits from front and rear gardens and extensive driveway with garage.

Entrance Hall

Lounge

13' 7" x 10' 2" (4.14m x 3.10m)

Kitchen

11' 1" x 7' 8" (3.38m x 2.34m)

Sitting Room

Bedroom 1

13' 7" x 8' 7" (4.14m x 2.62m)

Bedroom 2

11' 5" x 10' 1" (3.48m x 3.07m)

Bedroom 3

10' 5" max x 7' 8" max (3.17m max x 2.34m max)

Family Bathroom

Sitting Room

11' 1" x 8' 7" (3.38m x 2.62m)











welcome to

Herriot Avenue, Kilbirnie

- Semi Detached Villa
- Spacious Lounge
- Modern Fitted Kitchen
- Family Bathroom
- 3 Bedrooms

Tenure: Freehold EPC Rating: D

offers over

£160,000









Please note the marker reflects the postcode not the actual property

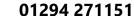
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Property Ref: IRV108540 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.







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