

Broomlands Drive, Irvine KA12 0EA







welcome to

Broomlands Drive, Irvine

Two bed upper flat. The property features two double bedrooms, lounge, dining room with door to balcony, kitchen and bathroom with shower over the bath. Further features include night storage heating and double glazing.





A top floor flat in town centre location. The property features two double bedrooms, lounge, dining room with door to balcony, kitchen and bathroom with shower over the bath. Further features include night storage heating and double glazing. To the rear is a communal garden to rear with drying area.

CHAIN FREE

Entrance Hall

Lounge 15' x 12' 8" (4.57m x 3.86m)

Dining Room 8' 5" x 7' 9" (2.57m x 2.36m)

Kitchen 10' 2" x 8' 5" (3.10m x 2.57m)

Bedroom One 12' 2" x 9' 10" (3.71m x 3.00m)

Bedroom Two 12' 3" x 9' 1" (3.73m x 2.77m)

Bathroom











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Broomlands Drive, Irvine

- Two Bedrooms
- Lounge
- Dining room with balcony
- Conveneint for town
- Communal rear garden

Tenure: Freehold EPC Rating: E

offers over **£45,000**





view this property online allenandharris.co.uk/Property/IRV108681



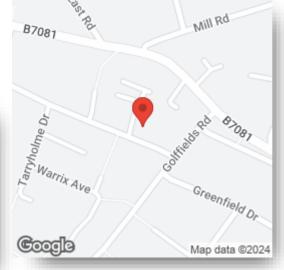
Property Ref:

IRV108681 - 0004

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.

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

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Please note the marker reflects the postcode not the actual property

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