



**Hawthorn Wynd, Perceton Irvine KA11 2GP**

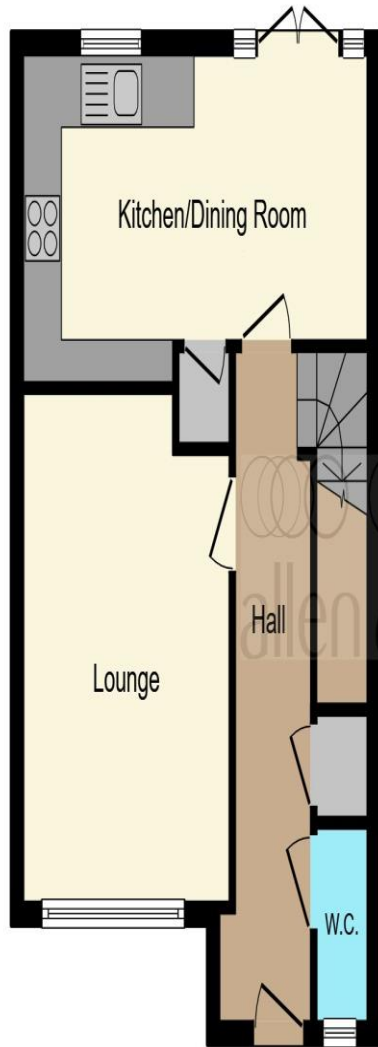
**welcome to**  
**Hawthorn Wynd, Perceton Irvine**

Well-presented semi-detached villa located in the desirable area of Perceton on the outskirts of Irvine. Nestled in the North Ayrshire countryside with an open outlook to the front Externally there is off street parking to the front, and easily maintained gardens to front and rear.

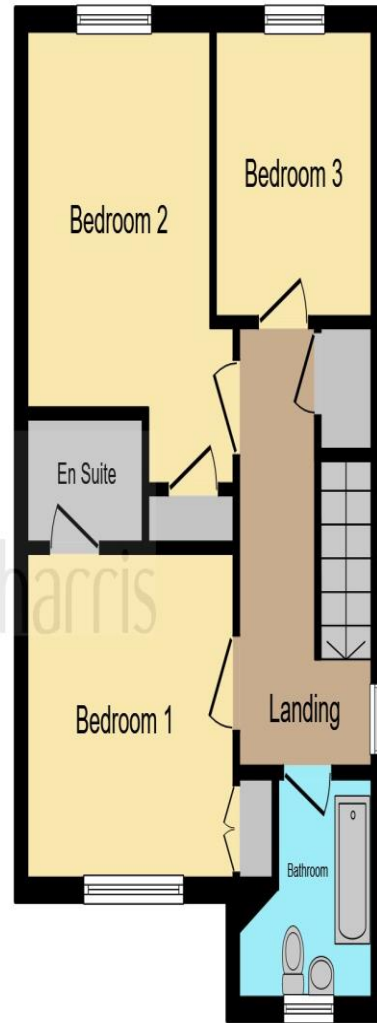
This three-bedroom semi-detached villa is well appointed with multi car driveway. On entering the property is a walk-through hallway leading to the lower accommodation. The lower level consists of spacious front facing lounge, modern fitted dining kitchen with doors leading to the rear garden and cloakroom. The upper level has a modern fitted family bathroom and three double bedrooms, the main bedroom with en suite. This family home also benefits from easily maintained gardens to the front and rear.

Early Viewing Advised





**Ground Floor**



**First Floor**



**Entrance Hall**

**Bathroom**

**Lounge**

15' 4" x 10' 10" ( 4.67m x 3.30m )

**Kitchen Area**

10' x 8' 5" ( 3.05m x 2.57m )

**Dining Area**

8' 6" x 7' 8" ( 2.59m x 2.34m )

**Cloakroom**

**Landing**

**Bedroom One**

9' 6" x 9' 7" ( 2.90m x 2.92m )

**En Suite**

**Bedroom Two**

10' 3" x 9' 8" ( 3.12m x 2.95m )

**Bedroom Three**

8' 8" x 7' 9" ( 2.64m x 2.36m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Hawthorn Wynd, Perceton Irvine

- Semi Detached Villa
- Front Facing Lounge
- Modern Kitchen Diner
- Multi Car Driveway
- Front and Rear Gardens

Tenure: Freehold EPC Rating: C

offers over

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IRV108702 - 0002

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