



**Sloan Place, Irvine KA12 0HT**

**welcome to**

**Sloan Place, Irvine**

Two-bedroom top floor flat conveniently situated for town centre. Benefits include security entry, double glazing and ample residents parking and communal gardens.



Modern two bed top floor flat conveniently situated within easy access to town centre and main transport links. The accommodation comprises security entry system leading to stairs to upper floors, entrance hall, spacious lounge/dining room, kitchen, two bedrooms and bathroom. There are communal garden grounds, ample residents parking,

Viewing Highly Recommended

### **Entrance Hall**

### **Lounge Diner**

22' 6" x 10' 9" narrowing to 8' 3" ( 6.86m x 3.28m narrowing to 2.51m )

### **Kitchen**

8' 6" max x 8' 11" max ( 2.59m max x 2.72m max )

### **Bedroom One**

12' 3" x 7' 10" ( 3.73m x 2.39m )

### **Bedroom Two**

10' 5" x 7' 1" ( 3.17m x 2.16m )

### **Bathroom**



***view this property online*** [allenandharris.co.uk/Property/IRV108745](http://allenandharris.co.uk/Property/IRV108745)



welcome to

## Sloan Place, Irvine

- Top floor flat
- Town Centre Location
- Lounge/Diner
- Two Bedrooms
- NO CHAIN

Tenure: Freehold EPC Rating: D

offers over

**£65,000**



**view this property online** [allenandharris.co.uk/Property/IRV108745](https://allenandharris.co.uk/Property/IRV108745)



Property Ref:  
IRV108745 - 0004

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)

Please note the marker reflects the postcode not the actual property