

Drummuir Foot, Girdle Toll Irvine KA11 1NW



welcome to

Drummuir Foot, Girdle Toll Irvine

A deceptively spacious house in this ever popular location set over three storeys. On the ground floor is an entrance hall giving access to all the principal rooms including cloakroom, kitchen and lounge diner which overlooks the rear garden. on the first and second floors are four beds & bathroom

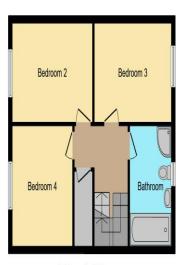
Entrance Hall Cloakroom Lounge Diner 20' 2" x 14' 5" (6.15m x 4.39m) Kitchen 11' 10" x 9' 2" (3.61m x 2.79m) Landing Bedroom Two 14' 5" x 9' 8" (4.39m x 2.95m) Bedroom Three 11' 10" x 9' 8" (3.61m x 2.95m) Bedroom Four 10' 10" x 10' 6" (3.30m x 3.20m)

17' 7" x 14' 5" (5.36m x 4.39m)

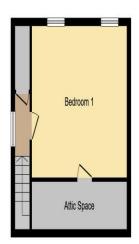
Bathroom Landing Bedroom One







First Floor



Second Floor

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





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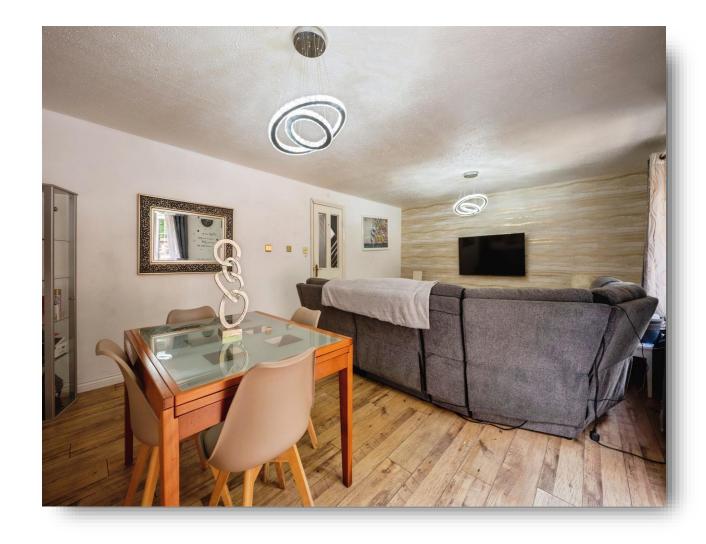
- Three storey
- Four bedrooms
- Large Lounge
- Gas central heating

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Tenure: Freehold EPC Rating: D Council Tax Band: C

offers over

£130,000



view this property online allenandharris.co.uk/Property/IRV109191



Property Ref: IRV109191 - 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.









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