



**1 BALGRAY WAY, GIRDLE TOLL**

IRVINE

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c o r u m



**3 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**Beautifully presented and wonderfully upgraded, this three-bedroom (master en suite) detached villa in the ever-popular Girdle Toll area offers stylish family living with standout indoor and outdoor space!**

Tucked away in a quiet, sought-after pocket of Girdle Toll, this beautifully presented three-bedroom detached villa with a converted garage offers stylish, flexible living space ideal for modern family life.

From the moment you step inside, the care and attention to detail is clear. The welcoming reception hall flows into a bright and inviting lounge, complete with a striking media wall, which is perfect for movie nights or relaxed evenings with family. Adjacent to the lounge is a reception lobby, which could be utilised as a home office area, leading through to a modern kitchen that truly is the heart of the home. Open plan to a spacious dining area, this contemporary space is equipped with a suite of sleek, integrated appliances and is finished to a high standard throughout.

French doors lead directly out to a stunning, fully enclosed rear garden, which is an absolute highlight of the property. Thoughtfully landscaped, it features a manicured lawn, a patio ideal for outdoor dining, and a charming timber pavilion, creating a peaceful, private retreat to enjoy all year round. Also, on the ground floor is a handy WC, adjacent to the useful lobby area.

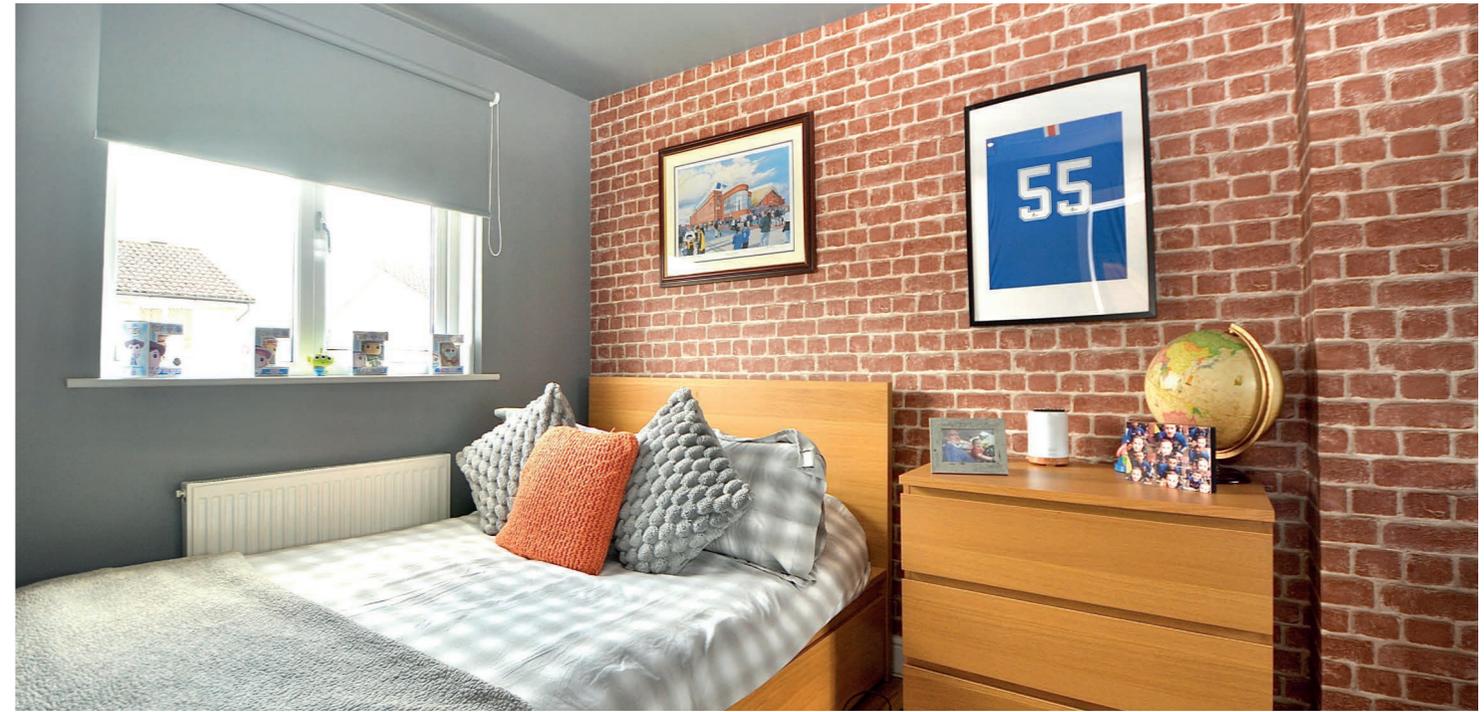
Upstairs, the property continues to impress with three generous bedrooms, all bright, airy and well-proportioned, along with a stylish, modern family shower room with quality fixtures and a sleek finish. The master bedroom benefits from a modern en-suite shower room.

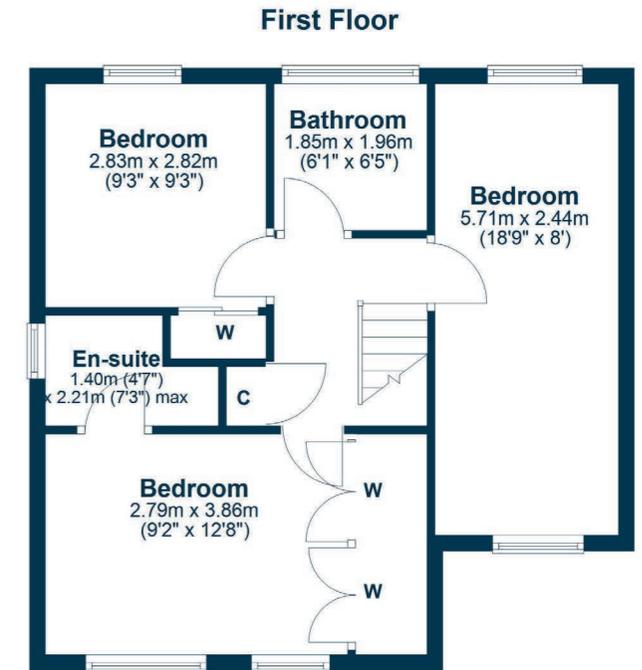
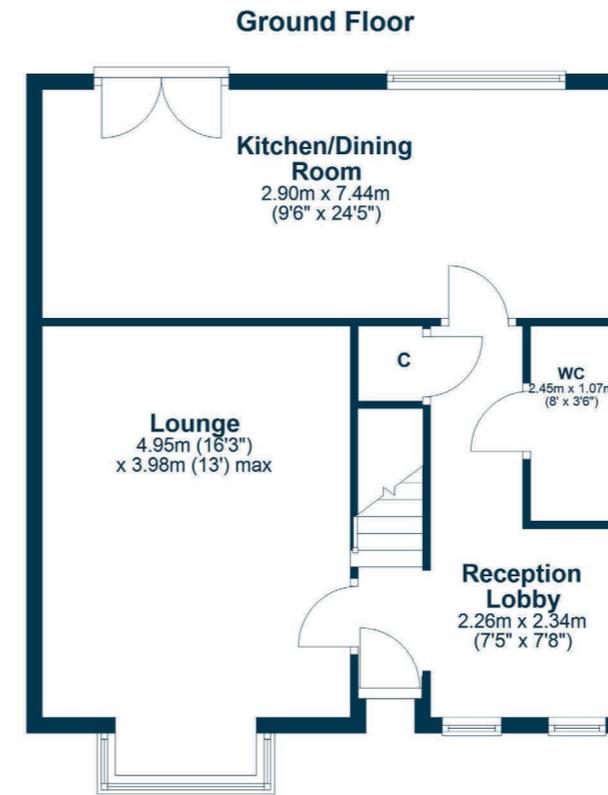
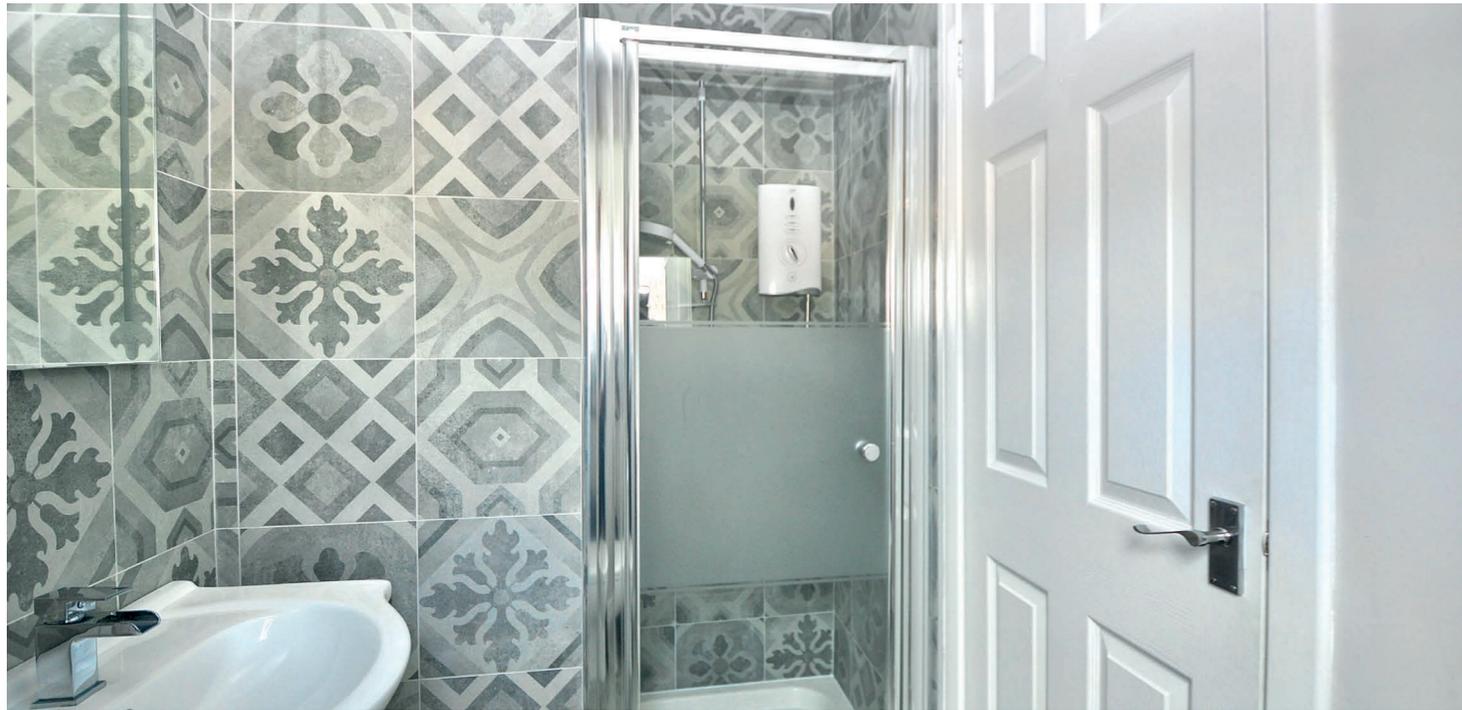
Externally, the property benefits from excellent kerb appeal, with a driveway providing convenient off-street parking.

This is a home that ticks all the boxes and is beautifully maintained, well-proportioned and perfectly positioned for both families and professionals alike.









Girdle Toll is one of Irvine's most desirable residential areas, popular with families thanks to its strong sense of community, excellent amenities and convenient location.

For those with school-age children, the area is well served by a number of highly regarded schools, including Lawthorn Primary, Annick Primary, and Irvine Royal Academy. All are within easy reach.

Everyday shopping is well catered for, with several local supermarkets nearby for your essentials, while Irvine Town Centre, Rivergate Shopping Centre, and Irvine Retail Park offer a wider range of major retailers and cafés just a short drive away.

Outdoor enthusiasts and sports lovers will feel right at home here. The area is close to some of Ayrshire's finest golf courses, including Irvine Golf Club, Western Gailes, and Dundonald Links - all offering world-class fairways and scenic views.

In addition, The Portal Leisure Centre provide access to a modern gym, swimming pool, and a range of sports facilities and classes, catering to all ages and fitness levels.

**TR2005** | Sat Nav: 1 Balgray Way, Girdle Toll, Irvine, KA11 1RP

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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