



# 31 SMITHSTONE COURT

GIRDLE TOLL, IRVINE

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**2 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**Rarely available and beautifully refurbished ground floor two-bedroom flat with main door entry and private side access. Enjoy a modern kitchen, a stylish bathroom suite, a generous lounge, and a fully enclosed private rear garden, all set in a quiet cul-de-sac with parking to the front.**

31 Smithstone Court is a rarely available and immaculately presented main door ground floor flat, nestled in a quiet, sought-after cul-de-sac in Girdle Toll, Irvine. This stunning two-bedroom home has been fully refurbished to a high standard, offering style and modern comfort.

Step inside via the private front entrance into the bright and airy lounge, which is ideal for relaxing or entertaining. The modern fitted kitchen has wall and base units, contemporary finishes, while the stylish bathroom suite features high-quality fixtures and tiling, with a shower over the bath. The inner hallway has a large storage cupboard.

Two generous double bedrooms have fitted mirrored wardrobe offering excellent storage, with the rear bedroom enjoying views over the private, fully enclosed rear garden - a tranquil outdoor space with a garden shed and a slabbed patio area, perfect for summer evenings, BBQs or morning coffee. Additional benefits include side door access, enhancing practicality and privacy, and parking to the front of the property.

This impressive flat is ideal for first-time buyers, downsizers, or savvy investors looking for a quality property that is in move-in condition.

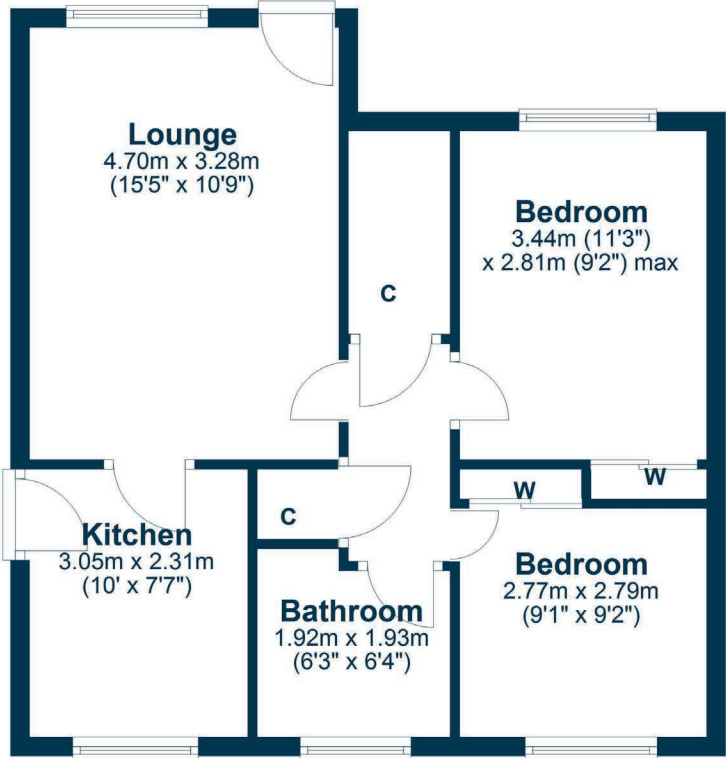








Ground Floor



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 Gables, 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. With excellent road links to the A78 and easy access to Irvine train station, commuting to Glasgow and across Ayrshire is straightforward, while the stunning coastline and sandy beaches are just minutes away for weekend walks or summer days out.

TR2031 | Sat Nav: 31 Smithstone Court, Girdle Toll, Irvine, KA11 1QB

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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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