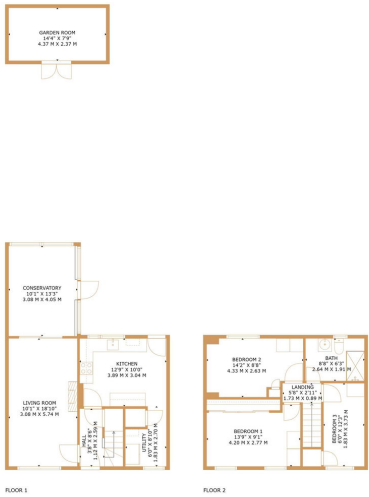




37 Ranken Drive,
Offers Over £115,000

3 1 2



TOTAL: 1123 sq. ft. 105 m²
FLOOR 1: 686 sq. ft. 64 m², FLOOR 2: 437 sq. ft. 41 m²
WALLS: 123 sq. ft. 11 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



This beautifully presented three-bedroom family home has been thoughtfully modernised throughout, combining contemporary living with a stunning rear garden featuring artificial grass, patio areas, and a charming summer house.

ACCOMMODATION

The ground floor welcomes you with a spacious entrance hall leading to a generous front-to-back living room. The bright conservatory benefits from a solid-membrane roof, creating a perfect space for relaxation while overlooking the garden. The newly fitted modern kitchen impresses with integrated appliances, and sleek finish, complemented by a separate utility room for added convenience. Upstairs, the landing leads to three generously proportioned bedrooms and a contemporary family bathroom featuring modern fixtures and quality finishes throughout.

The property benefits from off-street parking for multiple vehicles and features gas-fired central heating with combi boiler. Double glazing is installed throughout, and the home is presented in move-in ready condition with modern decor.

OUTDOOR SPACE

The rear garden is a key highlight of this property, thoughtfully designed for low maintenance and maximum enjoyment. The pristine artificial lawn provides a perfect year-round surface for children and pets, and patio areas offer ideal spaces for dining and entertaining. The modern summer house creates a perfect retreat for relaxation, home office use, or entertaining guests.

PRIME LOCATION

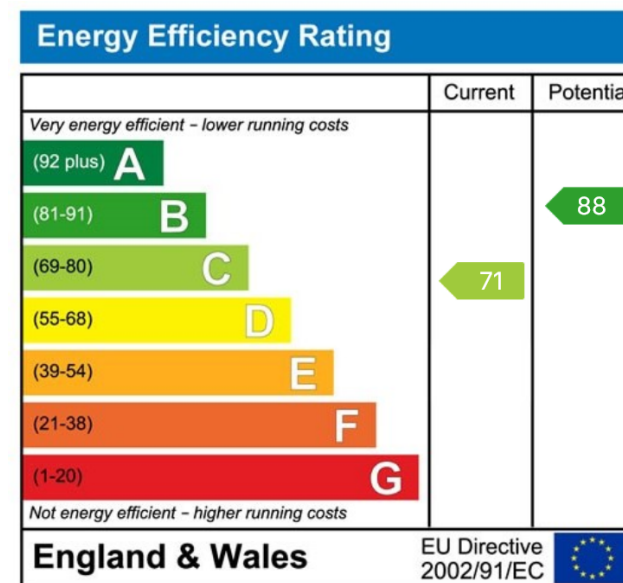
Situated in a well-established and sought-after residential area of Irvine, the property enjoys excellent school catchments, with reputable primary and secondary schools nearby. Local amenities including shops, supermarkets, and services are within easy reach, while excellent road and rail connections provide convenient commuting options. Green spaces, parks, and recreational facilities are close by, all within a quiet residential setting that remains conveniently located.

PERFECT FOR:





- Three bedrooms
- Immaculately presented
- Driveway
- Contemporary family bathroom
- Bright conservatory
- Enclosed rear garden
- Summer house
- Established residential location
- EPC Rating Band ? (?)
- Council Tax Band B



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements