



Semi-Detached Villa

11 Old Smithy, IRVINE, KA11 3BF



taylorandhenderson.co.uk

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11 Old Smithy

Taylor & Henderson are delighted to bring to the market this Semi Detached Villa situated within residential area close to local amenities.

The spacious accommodation comprises Entrance Hallway, W/C, Lounge, modern Dining Kitchen with integrated appliances and door to rear garden. The upper level boasts 2 double Bedrooms, 1 Single bedroom and family bathroom.

The property benefits from double glazing and gas central heating. The front garden has a monobloc driveway suitable for 3 cars, side access through a gate to the enclosed rear garden that has a paved patio area. The enclosed rear garden is laid with artificial grass with a small decked seating area and is south facing.

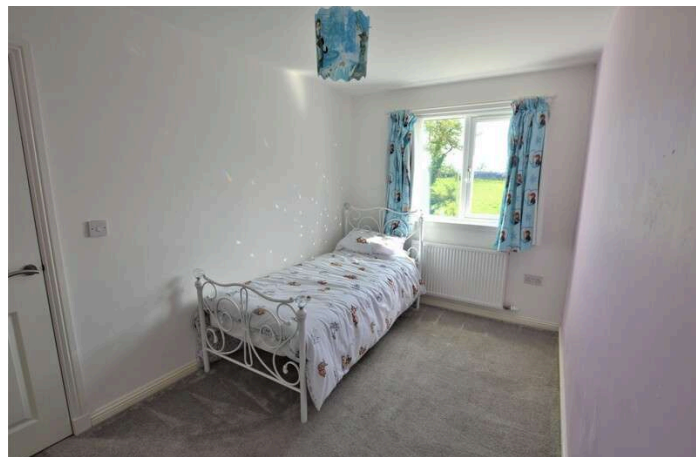
The property is conveniently situated within a quiet cul-de-sac with the view of Garrier burn with easy access of all local amenities, including local shops, sports and recreational facilities with Ravenspark Golf Course to one side and Irvine Club Golf Course to the other and close to Dundonald Links golf course. Schools and regular public transport services. Irvine offers good road and rail links to Glasgow, neighbouring Ayrshire towns and the M8 motorway network, thus providing ease of travel throughout West Central Scotland.

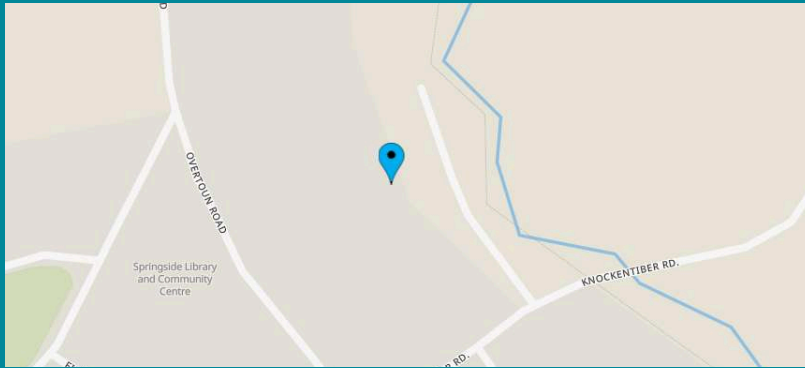
Measurements

Lounge	30'1 x 13'1
WC	7'0 x 4'9
Kitchen	16'2 x 11'3
Bedroom 1	13'5 x 10'6
Bedroom 2	13'0 x 7'1
Bedroom 3	8'2 x 7'5
Bathroom	6'1 x 5'1

Extras Included

All carpets, blinds, integrated cooker and hood, washing machine and dishwasher

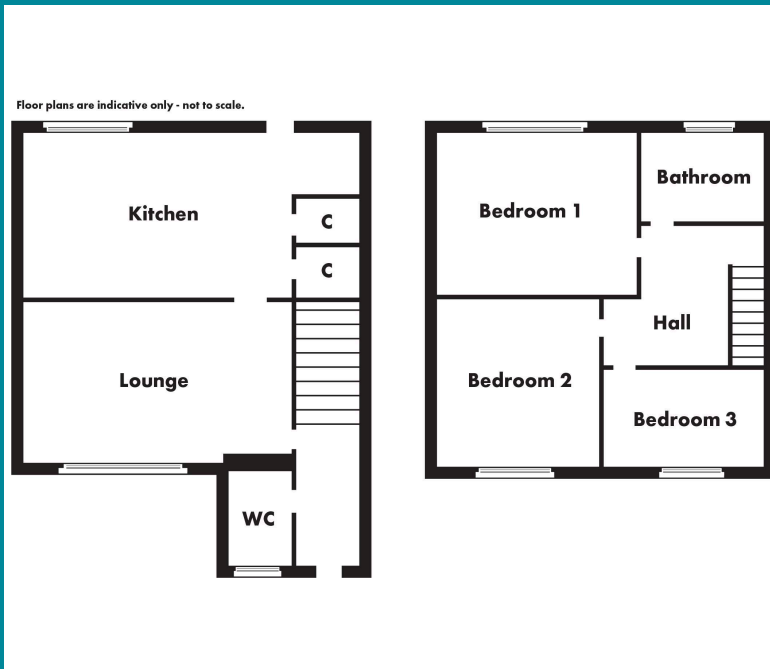




Viewing
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