



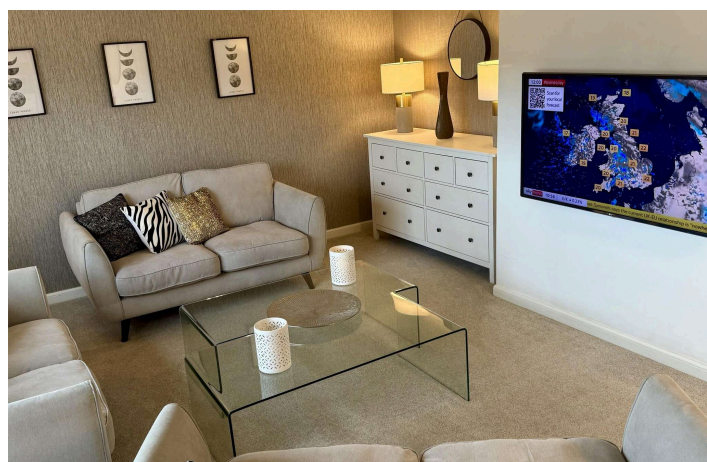
Top Floor Flat

18 Belfast Quay, Irvine, KA12 8PR



taylorandhenderson.co.uk



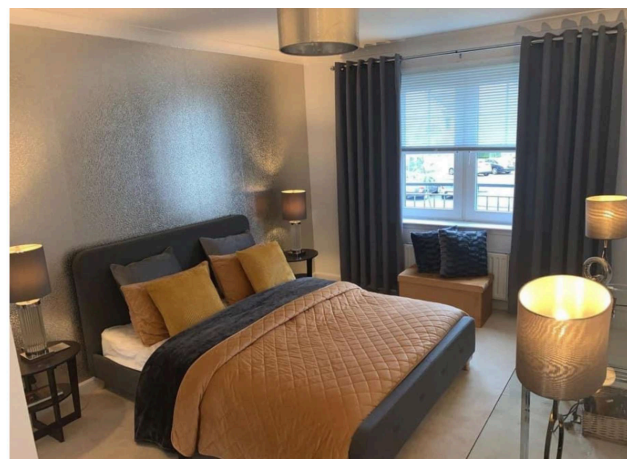


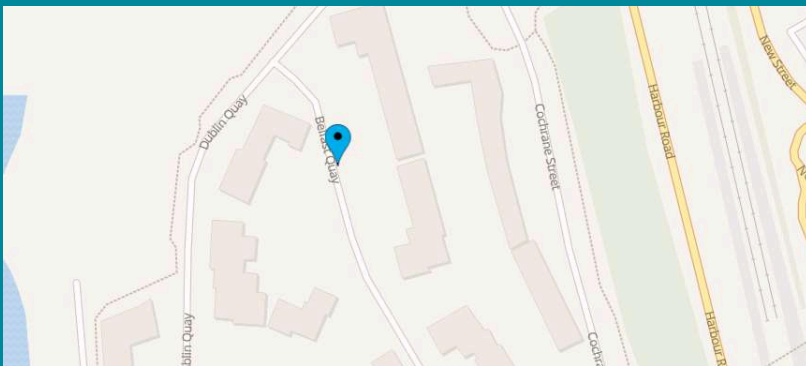
18 Belfast Quay

Taylor & Henderson is delighted to bring to the market this top floor apartment located within the exclusive modern waterfront development of 'The Moorings' at Irvine Harbour. The accommodation, in true contemporary walk-in condition comprises of entrance hallway, lounge open to modern fitted dining kitchen with a full complement of integrated appliances, 3 double bedrooms, all with built-in wardrobes, with the Master boasting an en suite shower room. A modern bathroom completes this. The property benefits from gas central heating, double glazing, controlled entry system and a floored full-length attic with integrated retracting ladder. The extensive communal gardens are in pristine condition and there is an allocated parking space with an abundance of additional visitor parking. The property is perfectly situated for Irvine train station, with fast services to Glasgow, Ayr and beyond and is sure to appeal to commuters. It is also waterfront at the stunning harbourside, with an array of award-winning bars and restaurants, leading onto a stunning sandy beach leading to Barassie and Troon. The property is in the heart of all local amenities, including supermarkets, shopping mall, fast foods and coffee shops and a gym. Sports and recreational facilities include The Open venue, Royal Troon Golf Club which is ten minutes by car or train, and Dundonald Links Golf Club is five minutes away. Irvine boasts an array of primary schools and two large secondary schools. Ayrshire College is closeby and the postcode has an access scheme to Glasgow University. Local bus services operate including to Crosshouse Hospital. 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 Kitchen Diner	450w x 735 cm
Master Bedroom	505w x 300 cm
Bedroom 2	390w x 287 cm
Bedroom 3	300w x 275 cm
Bathroom	170w x 245
Ensuite	180w x 185 cm

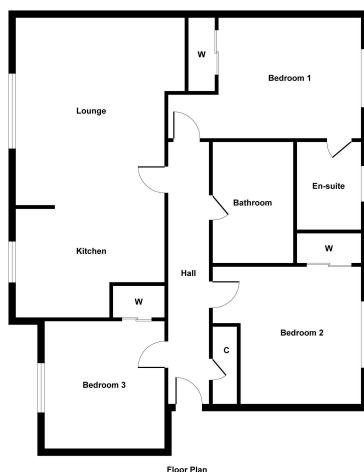




Viewing
Through solicitors on 01294 606700

Email
property@taylorandhenderson.co.uk

Reference
E497441



Floor Plan
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Our Offices

51 Hamilton Street, Saltcoats, Ayrshire, KA21 5DX
Tel: 01294 606700 & Fax: 01294 464827

22 Bank Street, Irvine, Ayrshire, KA12 0AG
Tel: 01294 278306 & Fax: 01294 272886

83 Main Street, Kilwinning, Ayrshire, KA13 6AN
Tel: 01294 557506 & Fax: 01294 558552
Email: property@taylorandhenderson.co.uk



rightmove



zoopla

OnTheMarket



DISCLAIMER: Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.