



## Detached Villa

25 Annick Road, Irvine, KA12 0ES



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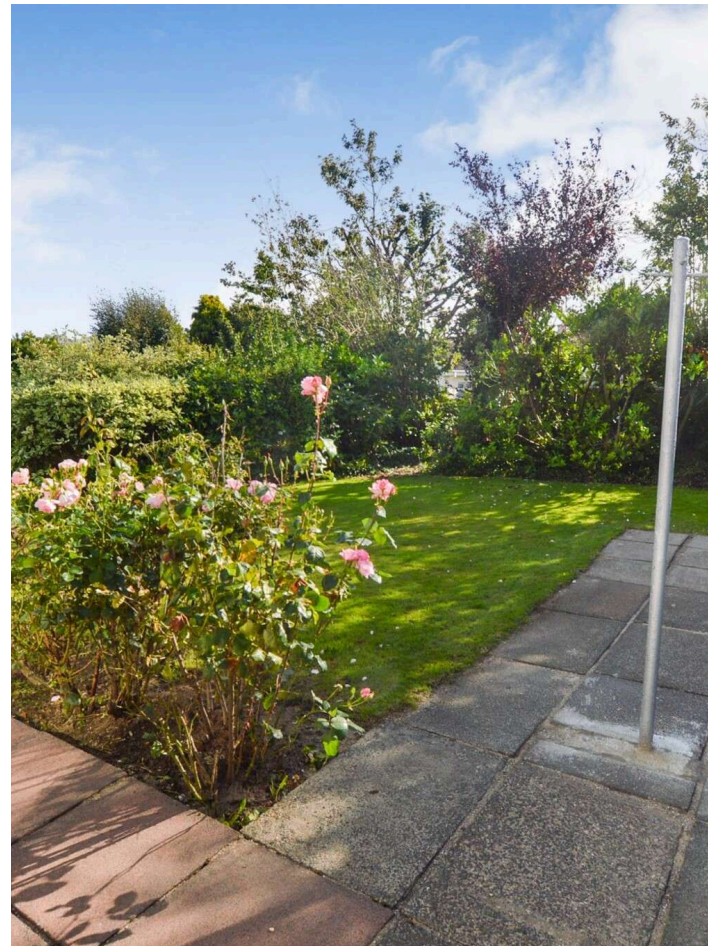
# 25 Annick Road

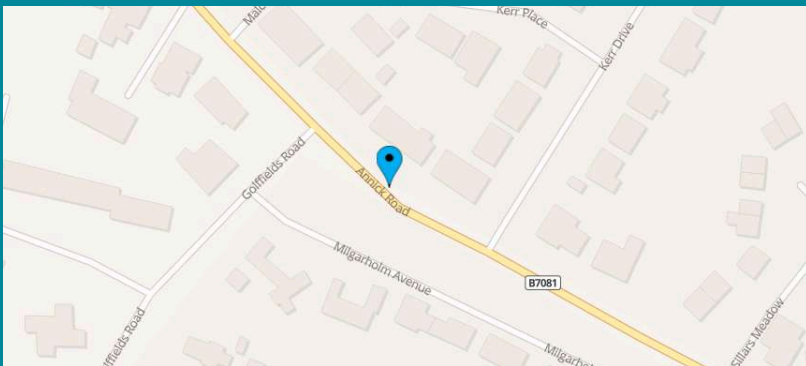
Taylor and Henderson are delighted to bring to the market this rarely available spacious detached villa situated within popular residential locale. The accommodation comprises entrance porch, reception hallway, brand new fitted modern shower room, generous sized lounge with fireplace, door into the open planned kitchen dining room with door to the conservatory which leads to the enclosed rear garden. The upper level offers 2 double bedrooms both with built in wardrobes space and another brand new fitted bathroom with over bath shower. The property also benefits from gas central heating, double glazing and generous storage. The front garden which has newly laid decorative slabs providing a pathway to the front door and around the front of the property, it is bordered by hedgerow and has a section of lawn. There is a driveway to the righthand side of the property providing off street parking for 1 vehicle leading to the walk through garage. The enclosed rear garden which has been beautifully kept offers a paved patio seating area, step down to a section of lawn, surrounded by mature shrubs plants and trees, there is a greenhouse and timber garden shed. The property is conveniently situated within easy access of all local amenities, including local shops, sports and recreational facilities with Ravenspark Golf Course and Irvine Club 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

|                |             |
|----------------|-------------|
| Porch          |             |
| Hall / Landing | 20'6 x 8'2  |
| Shower Room    | 4'9 x 5'5   |
| Dining Kitchen | 28'6 x 7'9  |
| Conservatory   | 11'6 x 14'9 |
| Lounge         | 18'0 x 14'9 |
| Bedroom 1      | 13'6 x 10'5 |
| Bedroom 2      | 13'5 x 7'8  |
| Bedroom 3      | 14'7 x 10'3 |
| Bathroom       | 7'9 x 7'2   |

Insert Extras Here

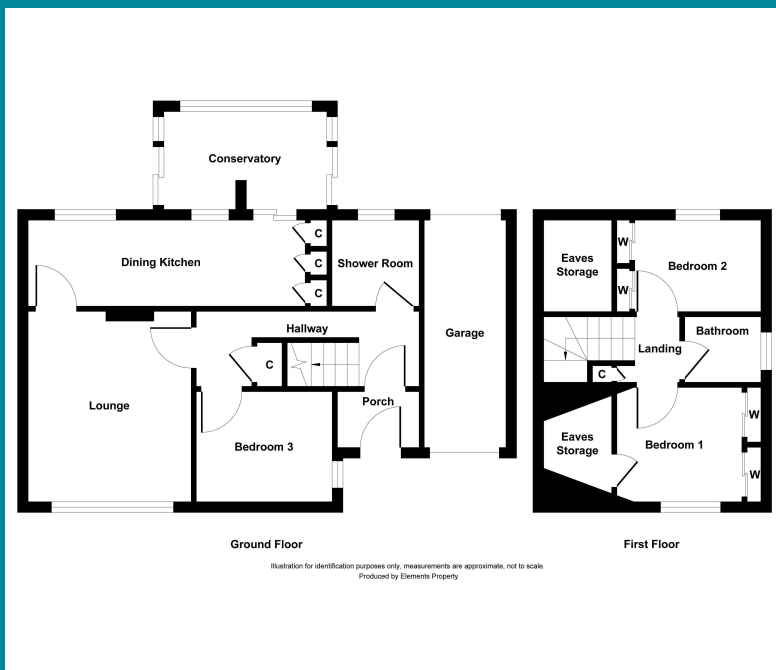




Viewing  
Through solicitors on 01294 606700

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Reference  
E498527



## Our Offices

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