



**lomond**

make yourself a home

27 Duncan Drive, Irvine KA12 0HY

## Accommodation

Located in a family friendly area offering generous room sizes throughout. Duncan Drive is a firm favourite within the town due to its ease of access to the town, schools and main road networks. The accommodation comprises lounge, dining/ bedroom 4, three bedrooms, kitchen and bathroom. Externally the property comes with gardens to the front and rear. There is full access to the rear of the property with shared vehicle access and potential for a driveway and garage to be added by the new owner.

Into greater detail the entrance hallway has stairs rising to the upper level. The front facing lounge is spacious with neutral décor and large window allowing for plenty of natural light. The dining room offers a more formal feel to meal times, or could easily become a working from home office / bedroom 4. The kitchen is to the rear featuring both floor and wall mounted units with free standing cooker and separate pantry room to the side. Access to the garden can be gained via the pantry room. Completing the ground floor is a large understairs storage cupboard.

The upper level houses three bedrooms and the family bathrooms. All bedrooms are double in size, two of which come with fitted storage space. The bathroom is a recent conversion to a wet room; with electric shower, WC and WHB all finished to modern wet wall panels.

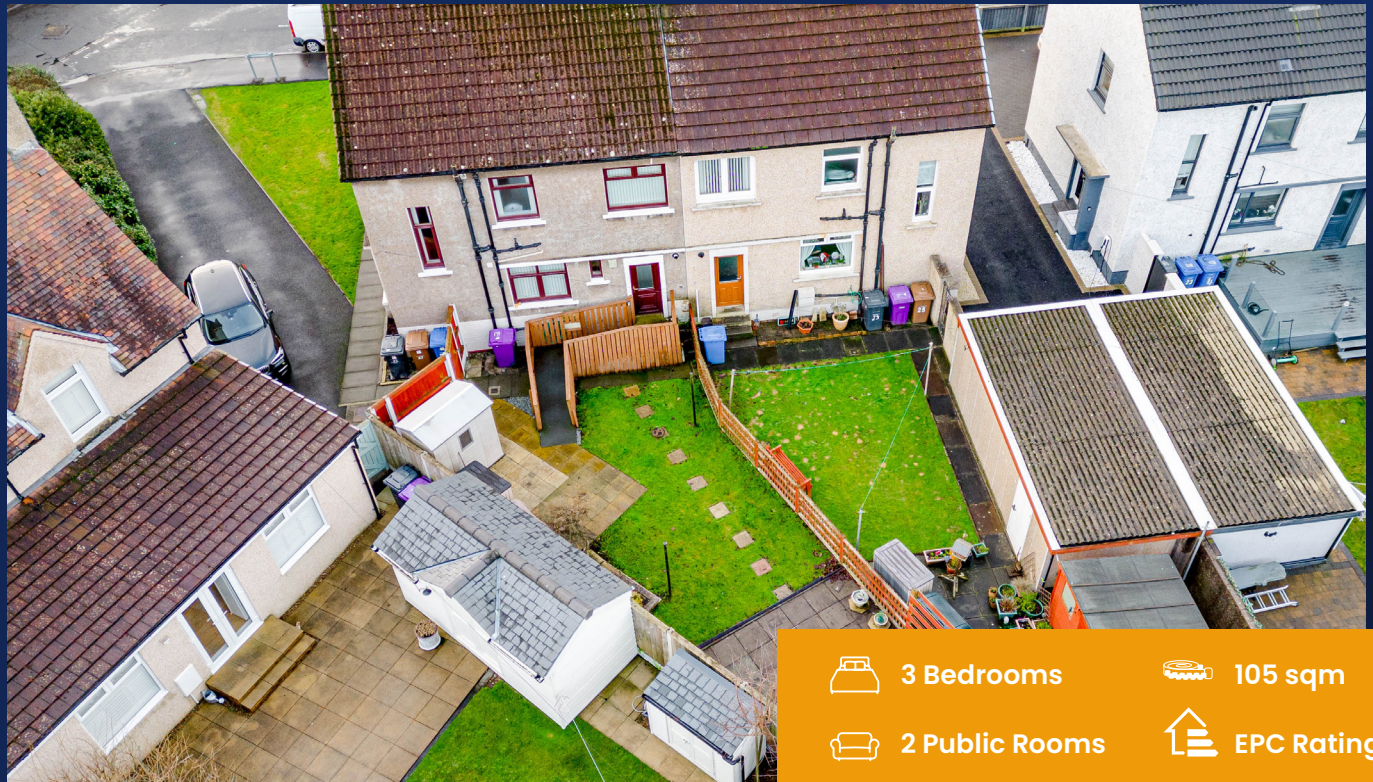
Externally the property comes with gardens to the front and rear. To the front the gardens are laid to lawn with mature shrubs. To the rear the garden is laid to a combination of lawn with perimeter fencing and patio slabbing.

There is full access to the rear of the property with shared vehicle access and potential for a driveway and garage to be added by the new owner.

## Situation

Irvine is located in North Ayrshire, just 35 minutes from Glasgow Airport. The town is rich in history with the harbourside area and beach park a popular area with tourists and locals alike. The train station provides a regular service to Ayr, Glasgow and beyond. The town itself provides excellent shopping options. There are a number of primary, secondary schools within the town.

- Semi Detached Villa
- Flexible Layout
- 3/4 Bedrooms
- Lounge
- Dining Room
- Off Street Parking
- Wet Room
- Popular Location



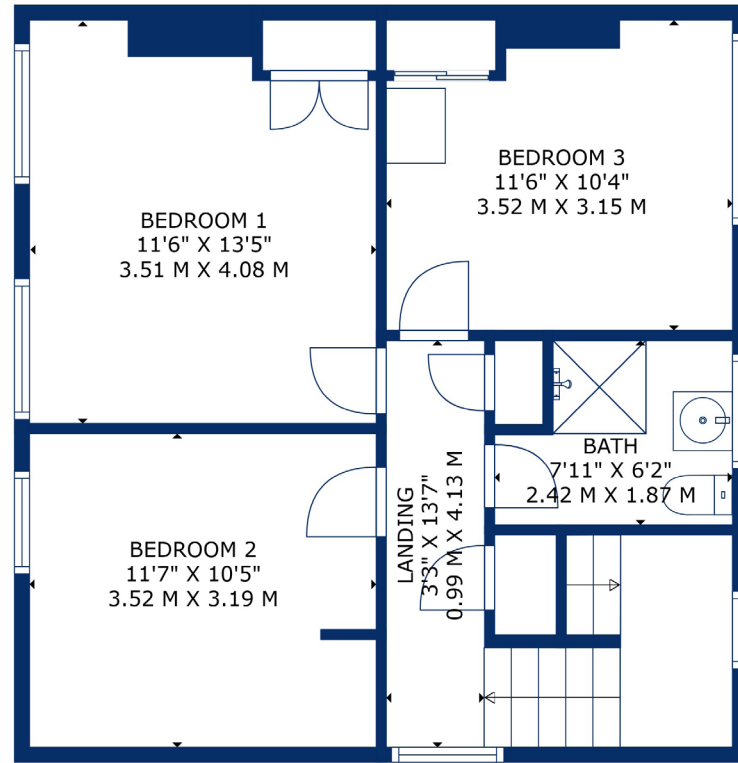
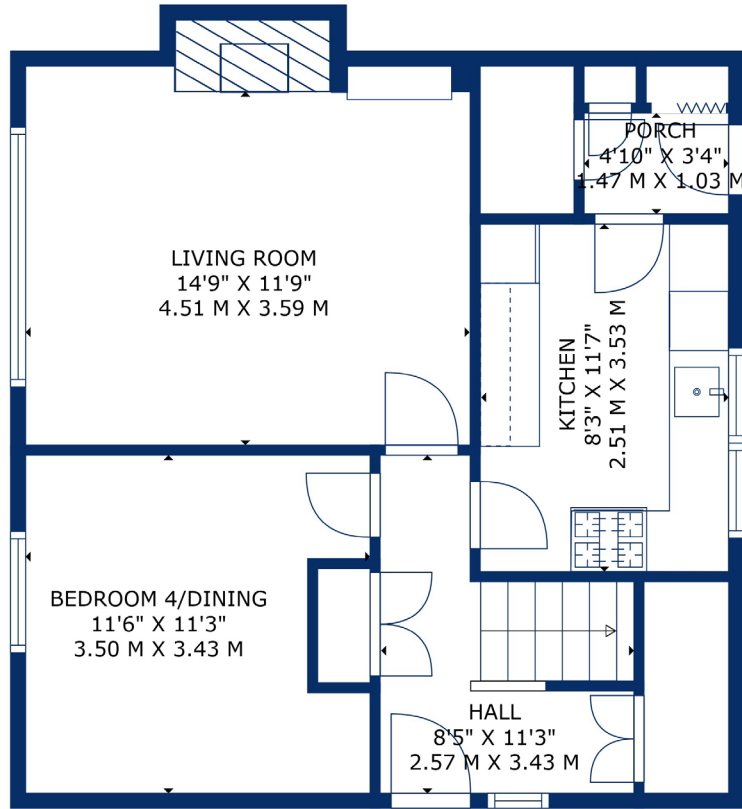
 3 Bedrooms

 105 sqm

 2 Public Rooms

 EPC Rating D





 **51 Main Street, Prestwick**  
**01292 471511**

 **52 Bank Street, Irvine**  
**01294 317013**



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