



  
**lomond**  
make yourself a home

23 Ranken Crescent, Irvine KA12 0PW

## Accommodation

Located at the very end of a quiet cul de sac with private gardens and parking to the front. 23 Ranken Crescent is an end terrace house, brought to the market in good decorative order throughout. Internally the accommodation comprises two bedrooms, lounge, kitchen and bathroom.

In summary the property layout extends to entrance vestibule leading to the stylish lounge. The lounge itself is stylish with modern décor and stairs rising to the upper level. To the rear the modern breakfasting kitchen is well presented with both floor and wall mounted units, and comes with integrated oven, hob, extractor. Access to the garden can be gained via the kitchen.

The upper level houses two bedrooms, and the family bathroom. Both bedrooms are double in size, each with fitted wardrobe space. The bathroom has a large walk in shower with WC and WHB, finished to modern tiling.

The loft area has been floored for storage purposes, with power and fixed lighting in place.

Externally the property has a neat garden, laid out in section of lawn and borders with decorative chips, pathway leads to the side of the property linking the front to rear of property and offering a convenient space for bin storage, the beautiful rear garden is spacious in size and has been landscaped with paved patio, lawn, and timber deck area.

The property benefits from double-glazing and gas central heating.

NB the property comes with integrated appliances- the current owner cannot offer any guarantee with these.

## Situation

Ranken Crescent is a popular area. Irvine town is close by and provides access to a range of amenities including supermarkets, bars, restaurants and town centre shopping. There are a number of local primary and secondary schools with the greater Irvine area.

- Quiet Cul De Sac Location
- Two Bedrooms
- Large Walk in Shower
- Modern Decor



2 Bedrooms



69 sqm

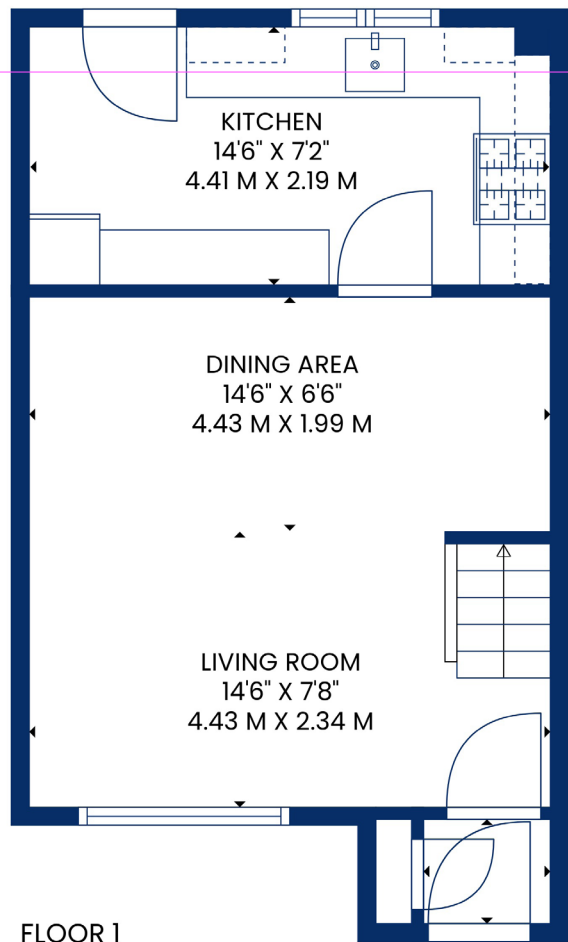


2 Public Rooms



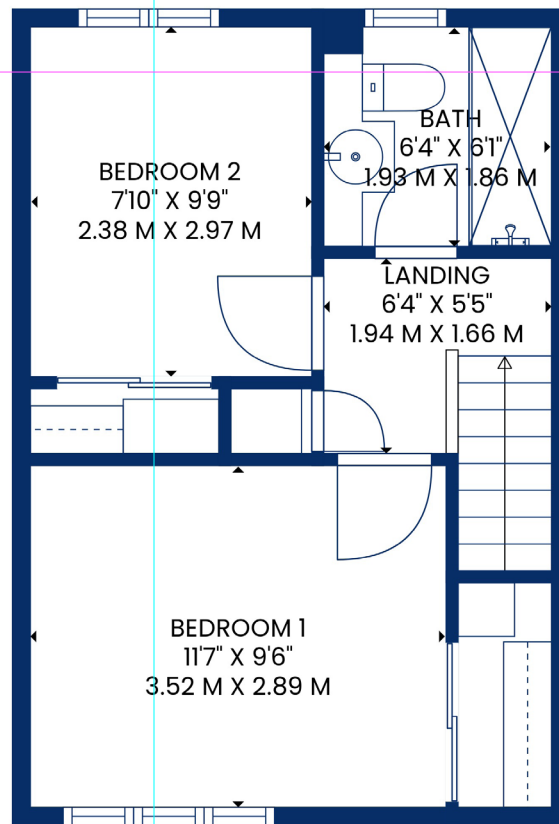
EPC Rating C





FLOOR 1

PORCH  
3'6" X 2'11"  
1.08 M X 0.89 M



FLOOR 2

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51 Main Street, Prestwick  
**01292 471511**



52 Bank Street, Irvine  
**01294 317013**



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