



FORTACRE PLACE

11


lomond
make yourself a home

11 Fortacre Place, Irvine KA11 1NX

Accommodation

Located in the ever popular Girdle Toll area of Irvine, offering generous room sizes throughout comprising two double bedrooms, stylish lounge/ diner, with modern bathroom and kitchen.

Externally the property has easily maintained gardens to the rear with foot access to the nearby parking bays.

Into greater detail the entrance hallway has stairs rising to the upper level. The lounge/ diner stretches the full width of the property with patio door access to the garden. Off the dining area the galley style kitchen is well presented featuring both floor and wall mounted units, with range cooker, oven and hood. The entrance hallway features a large storage cupboard.

The upper level houses two large bedrooms, and the family bathroom. Both bedrooms are double in size, with Bedroom 2 benefitting further from fitted wardrobes. The bathroom is stunning with large walk in shower (off mains) with stylish vanity suite finished to modern fixtures and fittings. Again, the upper landing offers another two storage cupboards.

Externally the property has easily maintained gardens to the rear, laid mainly to lawn with mature shrubs, and timber shed. The nearby parking bays area easily accessible from the property on foot.

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.

- End Terraced Villa
- Two Double Bedrooms
- Lounge Diner
- Modern Kitchen
- Modern Bathroom
- Popular Residential Area
- Modern Styling



2 Bedrooms



80 sqm

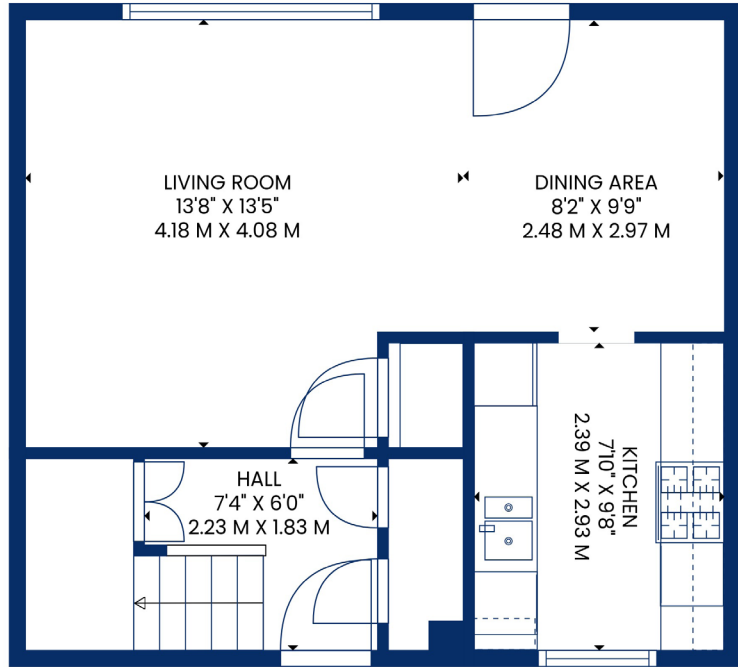


2 Public Rooms

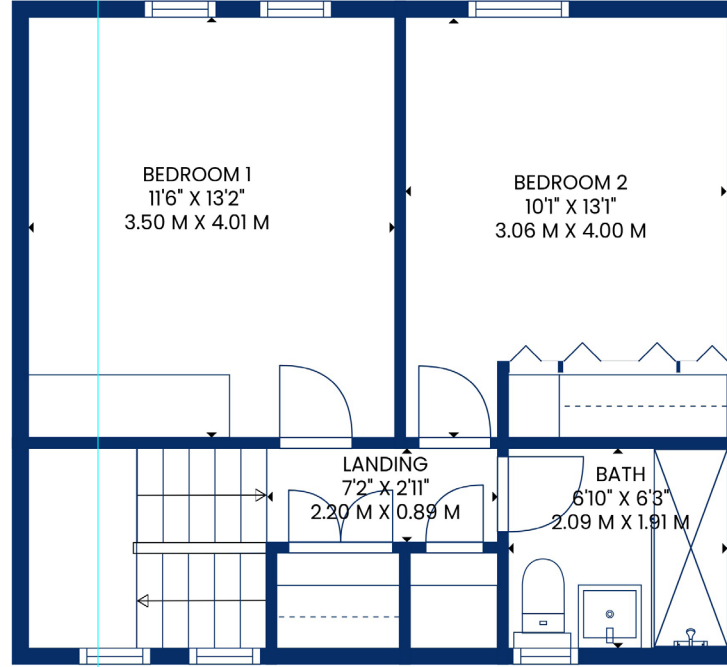


EPC Rating D





FLOOR 1



FLOOR 2



51 Main Street, Prestwick
01292 471511



52 Bank Street, Irvine
01294 317013



Any error, omission, or misstatement in any part of this schedule shall not entitle the purchaser(s) or vendor(s) to entitlement to compensation or damages, nor in circumstances to give either party any cause for action. The selling agents have not tested services, equipment or fittings and are therefore unable to comment on their condition. Potential buyers are requested to contact their solicitor or surveyor if further clarification is required. Measurements are approximate for guidance purposes only and have been taken by a sonic beam and are measured from wall to wall at the widest point unless otherwise indicated. Photographs are reproduced for general information and it must not be inferred that any item is included in the sale.