




lomond
make yourself a home

75 Rannoch Place, Irvine KA12 9NH

0

Accommodation

This attractive family villa, located on the preferred end of terrace is located in the popular Castlepark area of Irvine, and comes to the market in excellent condition, comprising three bedrooms, lounge, dining room, kitchen and family bathroom. Externally the property comes with easily maintained gardens to the front and rear including an impressive covered pergola entertaining space.

In summary the property layout extends to a spacious and welcoming hallway with stairs to the upper level. The lounge is front facing with stylish modern décor, mood lighting, and large window allowing for plenty of natural light. To the rear of the ground floor off the lounge is the dining room which could be utilised as a second sitting room. The kitchen is well stocked with floor and wall mounted units, integrated gas hob, oven, grill and hood. Access to the garden is gained via the kitchen. The upper level houses three bedrooms, all of which are doubles. Bedroom 2 and 3 feature fitted storage space. The luxurious bathroom is complete with modern tiling, corner bath with shower above, WC and WHB.

Externally the property has easily maintained gardens to the front, laid predominantly to artificial grass with decorative stones and timber fencing. To the rear the garden is again easily maintained with covered outdoor sitting area with waterproof electric sockets for external power, secure perimeter fencing and enjoying a southerly aspect benefitting from all day long sunshine. The property benefits from double glazing, and gas central heating.

****Please note that certain photographs feature digitally staged furniture to demonstrate potential furnishing options. Original images showcasing empty rooms are available upon request.****

Situation

Rannoch Place is a pleasant residential 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 within the greater Irvine area. There is a regular bus and train service from Irvine to Ayr and Glasgow.

- End Terrace Villa
- Three Double Bedrooms
- Modern Bathroom
- Lounge
- Dining Room
- Easily Maintained Gardens



3 Bedrooms



93 sqm

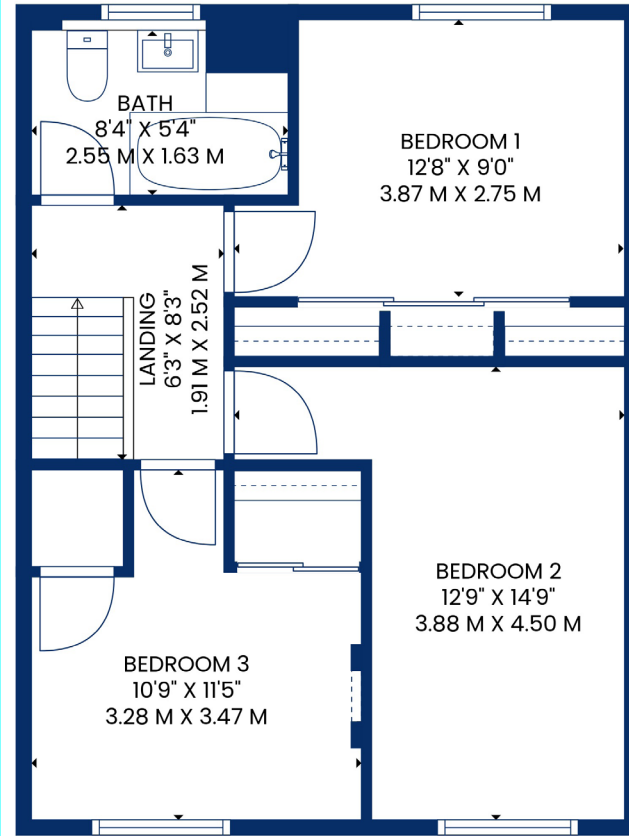
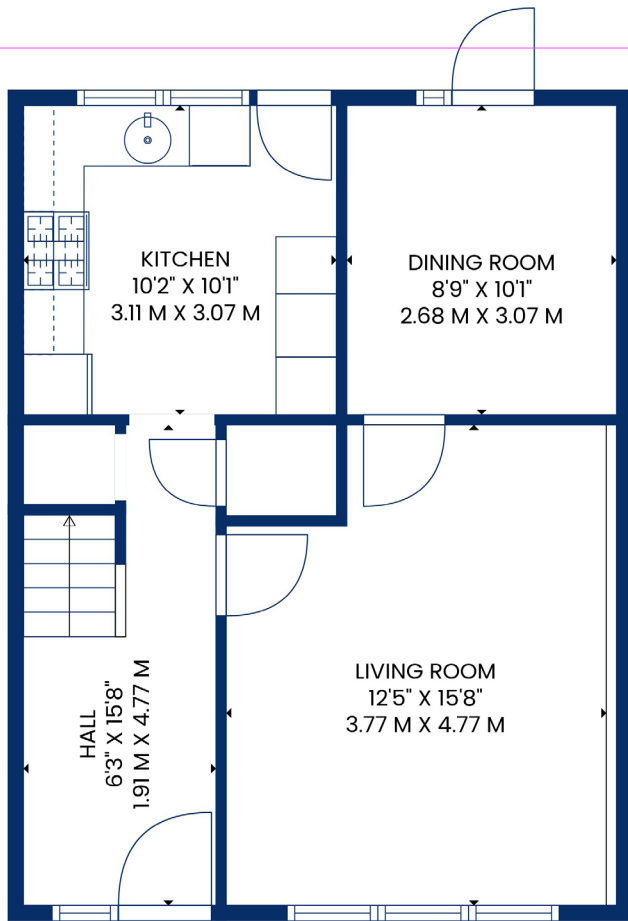


2 Public Rooms



EPC Rating D





 **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.