



  
**lomond**  
make yourself a home

1 Smithstone Way, Irvine KA11 1QA

## Accommodation

Detached villa offering flexible accommodation over two levels, best suited to the modern family. The location offers ease of access to the local schools, park walks, and main road networks to the surrounding towns and beyond to Glasgow. The property is in pristine condition throughout with 3 or 4 bedrooms, lounge, large kitchen, family room, dining room / office, WC / Utility and family bathroom. Externally the property enjoys large, but easily maintained gardens.

Into more detail the entrance vestibule leads to the front facing lounge. The décor is neutral with the fireplace providing a wonderful focal point to the room, whilst the large window allows for the natural light to flow all the way through to the rear of the property. The kitchen is large, featuring floor and wall mounted units, integrated appliances and in turn allows for access to the WC/ utility room. Access to the garden can be gained via the kitchen. Off the kitchen the family room offers a more relaxed feel to down time with French doors to the garden. The garage has been converted to create bedroom 4 or for those seeking the working from home lifestyle this would be a perfect office or TV room.

The upper level houses three more bedrooms, and the main family bathroom. Bedroom 1 features fitted storage space with a further storage cupboard off the upper landing. The bathroom is modern with large walk in shower, WC and WHB all finished to modern tiling.

Externally the property has off street parking to the front, with perfectly manicured gardens laid to mono bloc paving and decorative lawn. To the rear the garden is low maintenance, laid to a combination of decorative chips, and mono bloc paving.

## 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.

- Detached Villa
- Flexible Layout
- 3 / 4 Bedrooms
- Spacious Formal Lounge
- Family Room
- Off Street Parking
- Close to Schools



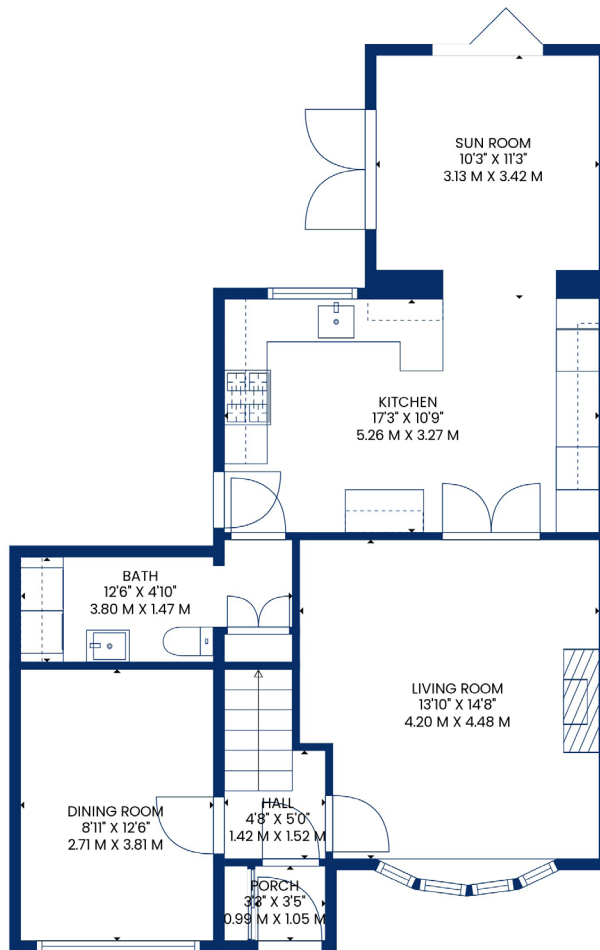
 3 Bedrooms

 106 sqm

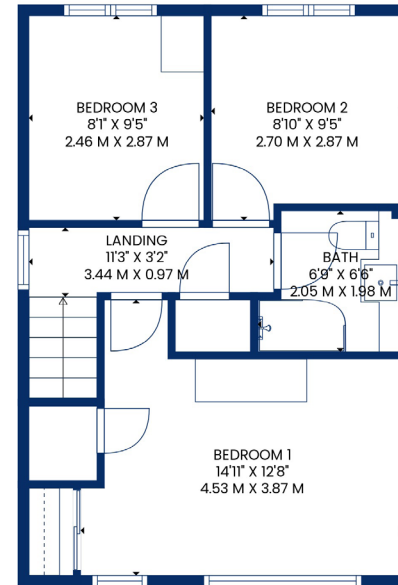
 2 Public Rooms

 EPC Rating C





FLOOR 1



FLOOR 2



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

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



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