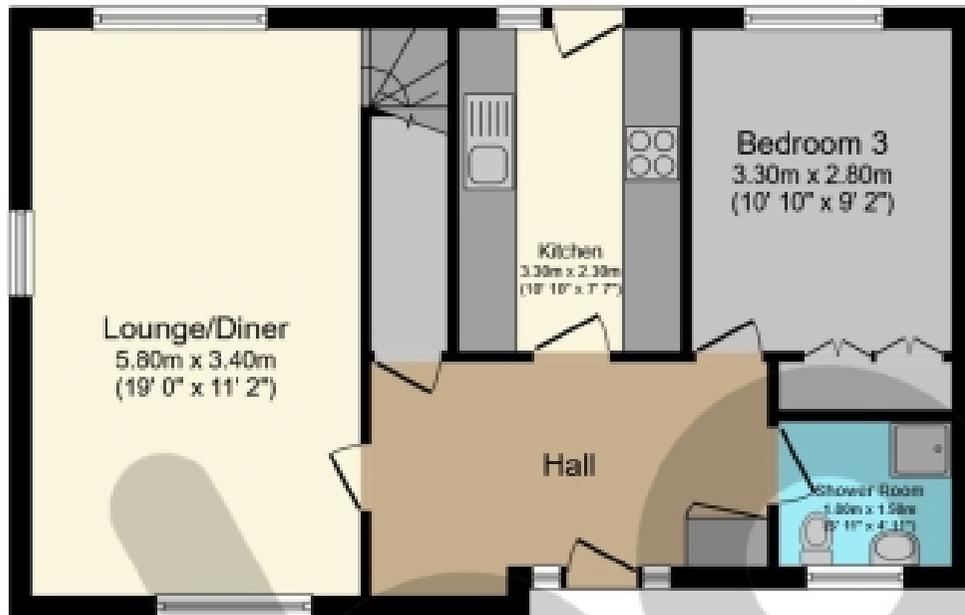




15 Aberlour Place, Lawthorn, Irvine

Offers Over £159,995





Ground Floor
Floor area 53.7 sq.m. (578 sq.ft.)



First Floor
Floor area 38.0 sq.m. (409 sq.ft.)

Total floor area: 91.7 sq.m. (987 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

*CHARMING FAMILY HOME * STYLISHLY DECORATED THROUGHOUT * LOW-MAINTENANCE REAR GARDEN * GROUND FLOOR WET ROOM & BEDROOM * WELL-APPOINTED KITCHEN * CLOSE BY TO SCHOOLS AND AMENITIES * Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No.15 Aberlour Place, a fantastic family home located in the ever-popular Lawthorn area of Irvine. The home is beautifully maintained both inside and out and just a short drive from a host of local amenities, schools and excellent public transport links.

Upon entering No.15, you're welcomed through a bright and inviting reception hallway that brings you to the family lounge in the first instance. The lounge is stylishly decorated with grey and white accents, creating a warm and relaxing atmosphere with masses of natural light. Generous dimensions of the lounge offer ample dining space.

The well-appointed kitchen features traditional oak-effect cabinets with marble-effect countertops for an efficient workspace. The kitchen further benefits from integrated appliances including an oven, hob, fridge freezer and dishwasher.

Situated on the ground level is Bedroom Three, a generously proportioned room offering flexible living for a multitude of uses. Completing the ground floor is a pristine wet room featuring a W.C., wash hand basin and shower.

Into the upper level are two double bedrooms, both stylishly decorated for a relaxing space to unwind. Completing the home internally is a shower room featuring a wash hand basin with vanity storage, a W.C. and a walk-in shower cubicle.

To the rear of No.15 is a fully enclosed rear garden with manicured lawn area. Brick walls surround the garden, providing the family with plenty of privacy.

Irvine is a picturesque town nestled along the west coast of Scotland, which exudes historical charm and natural beauty. Irvine is renowned for its rich maritime heritage, with the Irvine Harbour dating back to the 12th century. With access to a plethora of supermarkets, shops and eateries, this town has something for everyone.

Irvine offers convenient travel links, with easy access to Glasgow and other nearby towns and cities via the railway line, ensuring that you can seamlessly explore the stunning Ayrshire countryside or embark on exciting urban adventures.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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