



16 ARDBEG COURT, IRVINE, KA11 2BA

 2 BED  1 BATH  2 PUBLIC



16 Ardbeg Court is an on the level semi detached bungalow located in this small modern development. The home has been occupied by the current owners since its construction in the 1980s, with properties vary rarely offered for sale . The bungalow is presented in excellent condition and benefits from easy access to local amenities, with Irvine town centre also within convenient reach. The accommodation comprises a bright, spacious lounge, modern fitted kitchen, shower room, two double bedrooms and a garden room to the rear. Further benefits include a floored and lined loft with natural light, well tended gardens and driveway parking for up to two vehicles with Ohme electric car charging point.

In more detail, the accommodation is accessed via an entrance vestibule leading to an inner reception hallway which incorporates two storage cupboards. The hall opens to a bright lounge with a picture window overlooking the front gardens. A doorway from the rear of the lounge leads to a modern fitted kitchen which is equipped with a range of wall and base mounted units with integrated appliances to include induction hob, oven and extractor. A freestanding fridge freezer is also included in the sale. A doorway from the kitchen provides access to a spacious garden room with a plumbed utility cupboard and a set of French doors opening directly to the rear gardens. There are two double bedrooms, both benefitting from built in wardrobe storage. The guest bedroom has a set of French doors opening onto the garden room. The shower room is fitted with a modern three piece suite comprising WC, wash hand basin and shower cubicle with thermostatically controlled shower.

In addition to the above, the property benefits from double glazing, gas central heating and gardens to the front, rear and side with a timber shed. A driveway with Ohme home electric car charging point provides parking for two vehicles. The current owners have also recently applied a weatherproof coating to the roof, providing an additional layer of weather protection. Overall, this is a particularly attractive and rarely available single level home, which is presented in excellent condition offering comfortable accommodation for clients of all age ranges within a small highly sought after residential location.



KEY FEATURES

On the level living

Garden room extension

Floored and lined loft

Electric car charging point

Excellent condition

Driveway parking for 2 cars



ENERGY RATING: C

COUNCIL TAX: C

GET IN TOUCH



75 Main Street, Largs, KA30 8AL



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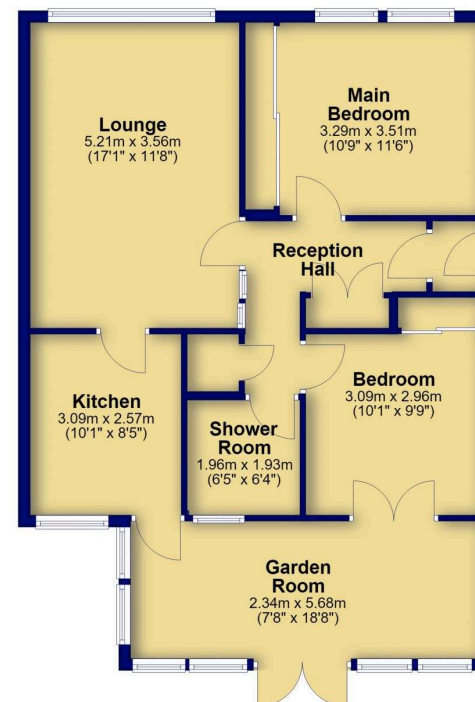
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Ground Floor



Total area: approx. 78.9 sq. metres (848.9 sq. feet)
16 Ardbeg Court, Irvine



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they a guarantee. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water mains or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.