



**Montgomery Street, Irvine KA12 8PW**



**welcome to**

## **Montgomery Street, Irvine**

This top floor flat in the heart of the harbourside area of Irvine is the perfect first time buy and is in walk in condition. A few minutes walk of shops, cafes, pub, railway station, retail park, beach and harbour. The flat boasts a refitted kitchen and bathroom, electric heating, double glazing.

**Entrance Hall**

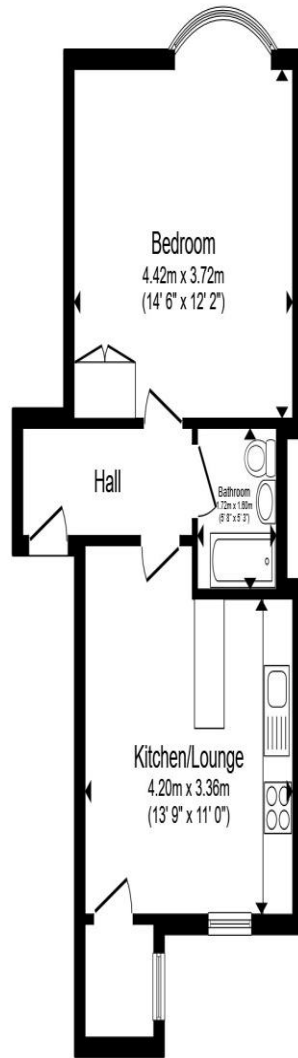
**Lounge/Kitchen**

14' 9" x 14' 5" ( 4.50m x 4.39m )

**Bedroom**

14' x 13' 9" ( 4.27m x 4.19m )

**Bathroom**



Total floor area 42.1 m<sup>2</sup> (453 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



**welcome to**  
**Montgomery Street,**  
**Irvine**

- One bed top floor flat
- On harbourside
- Electric heating
- Refitted kitchen and bathroom
- NO CHAIN

Tenure: Freehold EPC Rating: F  
Council Tax Band: B

offers over  
**£60,000**



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Property Ref:  
IRV109545 - 0002

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