



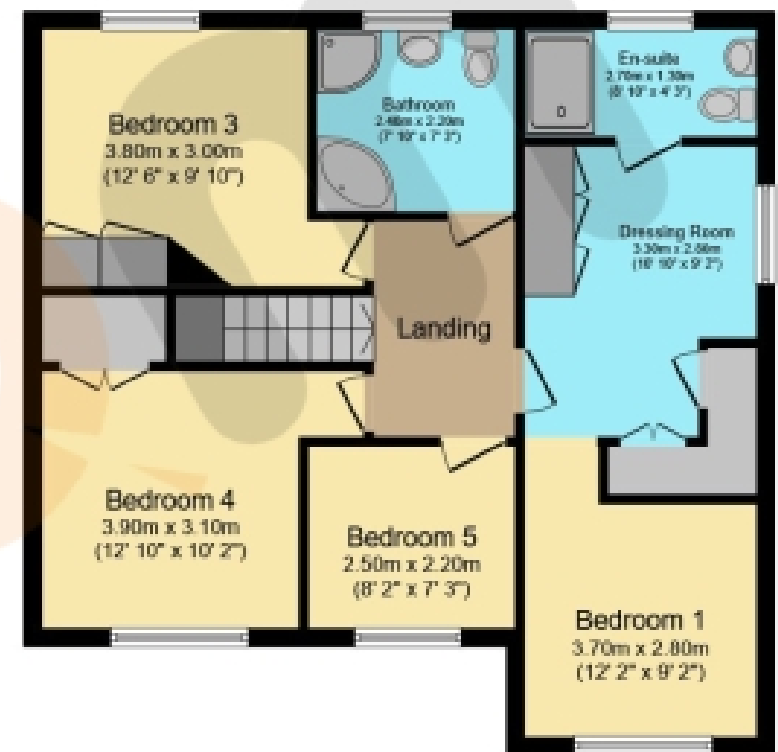
Lochlibo Court, Girdle Toll, Irvine

Offers Over £290,000





Ground Floor



First Floor

Total floor area: 158.2 sq.m. (1,703 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

This impressive five-bedroom detached family home offers a spacious and versatile interior throughout, providing flexible accommodation perfectly suited to modern family living. The property further benefits from a large rear garden, multi-car driveway and garage, all ideally positioned within a highly sought-after Irvine locale close to local amenities and transport links. Please call Boom now for lots more info and a copy of the Home Report.

Approaching the property via the generous multi-car driveway and stepping inside brings you into the welcoming entrance hallway, with the family lounge positioned first. This charming and generously proportioned space is centred around a striking focal-point fireplace, adding warmth and character to the room. The impressive dimensions provide ample flexibility for a variety of furniture and décor configurations, while a large bay window to the front allows an abundance of natural light to flood the space.

Continuing through the ground floor leads to the ultra-modern dining kitchen. Finished to an excellent standard, the kitchen features sleek high-gloss white base and wall-mounted cabinetry, beautifully complemented by contrasting black marble-effect countertops to create a stylish yet highly functional space. A range of integrated appliances is provided alongside a freestanding American-style fridge freezer with a water and ice dispenser. The generous dining area offers ample room for a large dining table, making this an ideal setting for everyday family meals, entertaining and socialising. Thoughtfully connected to the kitchen is a handy utility room and separate W.C., providing further practicality and convenience.

Further along the ground floor is the impressive cinema and entertainment room. This substantial and versatile space is currently equipped with a projector and dedicated bar area, creating the perfect environment for movie nights, entertaining guests and social gatherings. The generous dimensions also offer excellent flexibility for alternative uses if desired, while an additional W.C. positioned nearby further enhances the home's suitability for entertaining.

Completing the ground floor is bedroom two, a spacious double bedroom with ample room for additional furniture and storage. The bedroom also benefits from its own en-suite shower room, comprising a W.C., wash hand basin and shower, making it ideal for guests or multi-generational family living.

Ascending to the first floor brings you to the four remaining bedrooms and the family bathroom. Each of the bedrooms is generously proportioned, with bedroom five offering excellent versatility and the potential to be utilised as a home office or playroom. The impressive principal bedroom provides an added touch of luxury, benefiting from a private en-suite shower room and an exceptionally spacious dressing room with ample storage potential.

The luxurious four-piece family bathroom completes the upper accommodation and comprises a W.C., wash hand basin, walk-in shower enclosure and a large bath, creating a stylish and relaxing space.

Externally, the substantial rear garden wraps around both the rear and side of the property, providing an excellent setting for outdoor living and entertaining. A large sociable decking area is complemented by a separate patio space, offering multiple areas for outdoor dining and relaxation during the warmer months. The property further benefits from a double garage, providing ample storage and secure parking, while tall timber fencing encloses the garden to create a private and secluded outdoor space.

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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