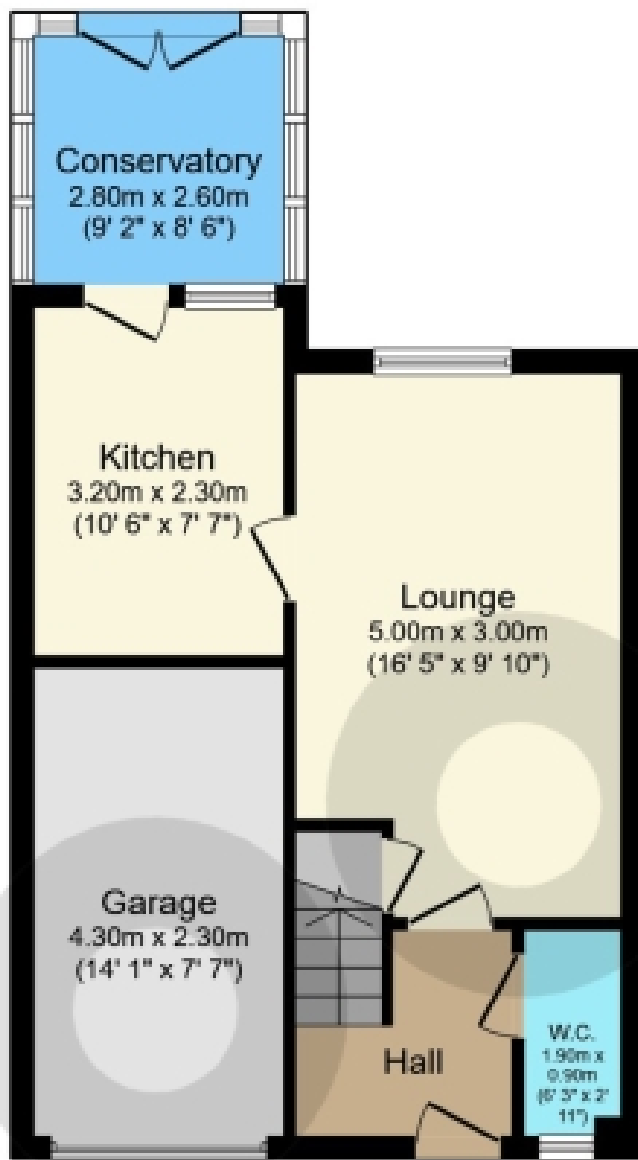




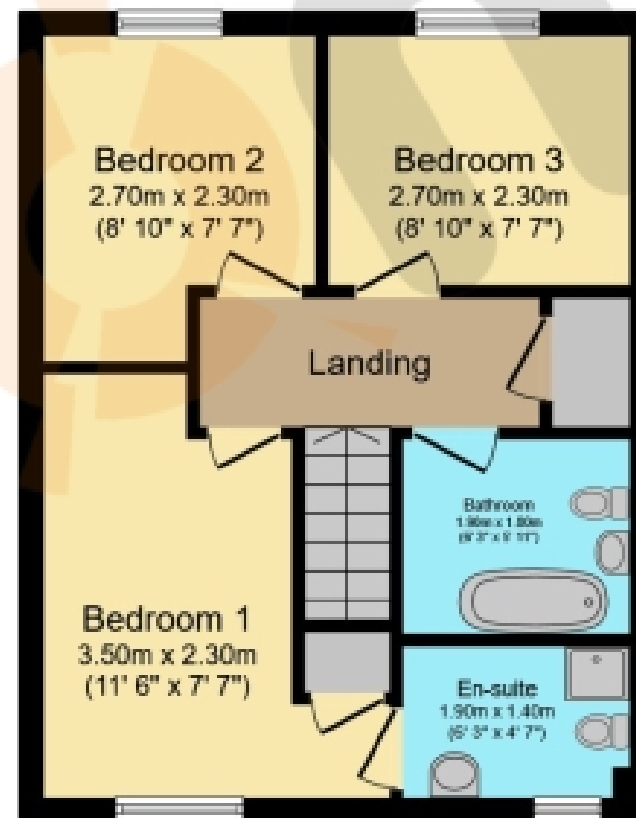
Annickbank Wynd, North Newmoor, Irvine

Offers Over £210,000





Ground Floor



First Floor

Total floor area: 82.7 sq.m. (890 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

Approaching the property via the generous driveway with monoblock pathways leading to the front door, you are welcomed into a bright and inviting entrance hallway which provides access to the ground-floor accommodation.

The family lounge is a particularly well-proportioned and comfortable living space, finished in tasteful neutral décor and centred around a contemporary feature fireplace. The generous room dimensions allow ample space for a variety of freestanding furniture, making this an ideal setting for everyday family living.

Continuing through the ground floor, the accommodation opens into the impressive modern kitchen. Finished to a high standard, this stylish space features an excellent range of wall and base-mounted cabinetry, alongside complementary marble-effect countertops. The kitchen is further enhanced by a selection of integrated appliances to include a 5-ring gas hob with electric oven/grill and extractor hood, fridge/freezer, slimline dishwasher and washing machine which will all be included in the sale.

Also located on the ground floor is a convenient W.C., a welcome addition for visiting guests and busy family life. The thoughtful addition of the conservatory provides a highly versatile additional living space. With excellent natural light, this area is perfectly suited as a separate family room, informal sitting area or dedicated dining space.

Ascending to the first floor, there are three generously sized bedrooms. Each of the bedrooms comfortably accommodate a double bed, providing excellent flexibility for growing families. The master bedroom is further complemented by its own en-suite shower room. The family bathroom completes the internal accommodation, comprising of a W.C., wash hand basin and bath.

Externally, the fully enclosed rear garden has been thoughtfully designed with ease of maintenance in mind. A large patio area provides an excellent setting for outdoor dining, entertaining and summer gatherings, while the artificial lawn offers a low-maintenance space suitable for children, pets and family enjoyment throughout the year. The enclosed nature of the garden also provides a welcome degree of privacy.

This property further gains from gas central heating and double glazing throughout.

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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