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5 Busbiehead, Girdle Toll, Irvine, KA11 1PD

Offers Over £100,000














A unique opportunity to purchase this deceptively spacious three-bedroom townhouse-style property, offering excellent and versatile family accommodation over three levels, complemented by a fully enclosed south-facing rear garden. The property benefits from gas central heating, double glazing throughout and an abundance of useful storage space, making it an ideal family home within this popular residential area of Irvine.

The accommodation is accessed through a reception hallway, which leads to an exceptionally spacious dining kitchen, providing ample room for family dining and entertaining. French doors open directly from the kitchen onto a raised decking area and the fully enclosed south-facing rear garden, creating an attractive outdoor space ideal for relaxation and entertaining. Also located on the ground floor is a convenient cloakroom fitted with a two-piece suite, while the dining kitchen benefits from a deep storage cupboard.

A staircase leads to the first-floor accommodation, where the generously proportioned living room enjoys a south-facing window overlooking the rear garden, allowing excellent natural light into the room. Adjacent to the living room is the third bedroom, which could alternatively be utilised as a nursery, study or home office. Two excellent deep storage cupboards are also located on this level.

The staircase continues to the second floor, where there are two further well-proportioned bedrooms, including the principal bedroom, together with a modern shower room.
The property further benefits from gas-fired central heating supplied by a combination condensing boiler, double glazing throughout and excellent storage facilities. Externally, the fully enclosed south-facing rear garden is a particularly appealing feature, with direct access from the dining kitchen to the raised decking area.

Overall, this is an exceptionally spacious and adaptable family home, offering excellent accommodation over three levels, and early viewing is highly recommended to appreciate the proportions and potential of the property.

Girdle Toll is a popular and established residential area of Irvine, offering convenient access to a wide range of local amenities and facilities. Irvine itself provides an excellent selection of shops, supermarkets, primary and secondary schooling, leisure and recreational facilities, together with a comprehensive range of services.
The town enjoys excellent transport connections, with regular bus and rail services providing links to surrounding Ayrshire towns and Glasgow. There is also convenient access to the main road network, making the area particularly attractive to commuters. Irvine's coastline, beaches and extensive recreational amenities are also within easy reach.



DIMENSIONS

Dining Kicthen	17'1" x 12'11"
Living Room	12'11" x 11'8"
Bedroom 1	12'11" x 8'1"
Bedroom 2	12'11" x 8'2"
Bedroom 3	12'11" x 5'3"
Shower Room	7'2" x 6'1"
Cloakroom	6'2" x 2'0"

COUNCIL TAX

Band b

ENERGY RATING

C

INCLUSIONS

Fitted floorcoverings, light fittings, kitchen and bathroom fixtures and fittings and any other negotiable items..

FEATURES

End Terraced Villa
Three bedrooms
Dining kitchen
French Doors to rear garden
Gas central heating
Enclosed private gardens



Floorplans are indicative only - not to scale
Produced by Plushplans





TRAVEL DIRECTIONS

For accurate directions to the property, please use the What3Words location reference: given.succumbs.goggles.

VIEWING

Strictly by appointment through Barnetts on 01563 522137.

ENTRY DATE

By arrangement



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 guaranteed. 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 services 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.

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