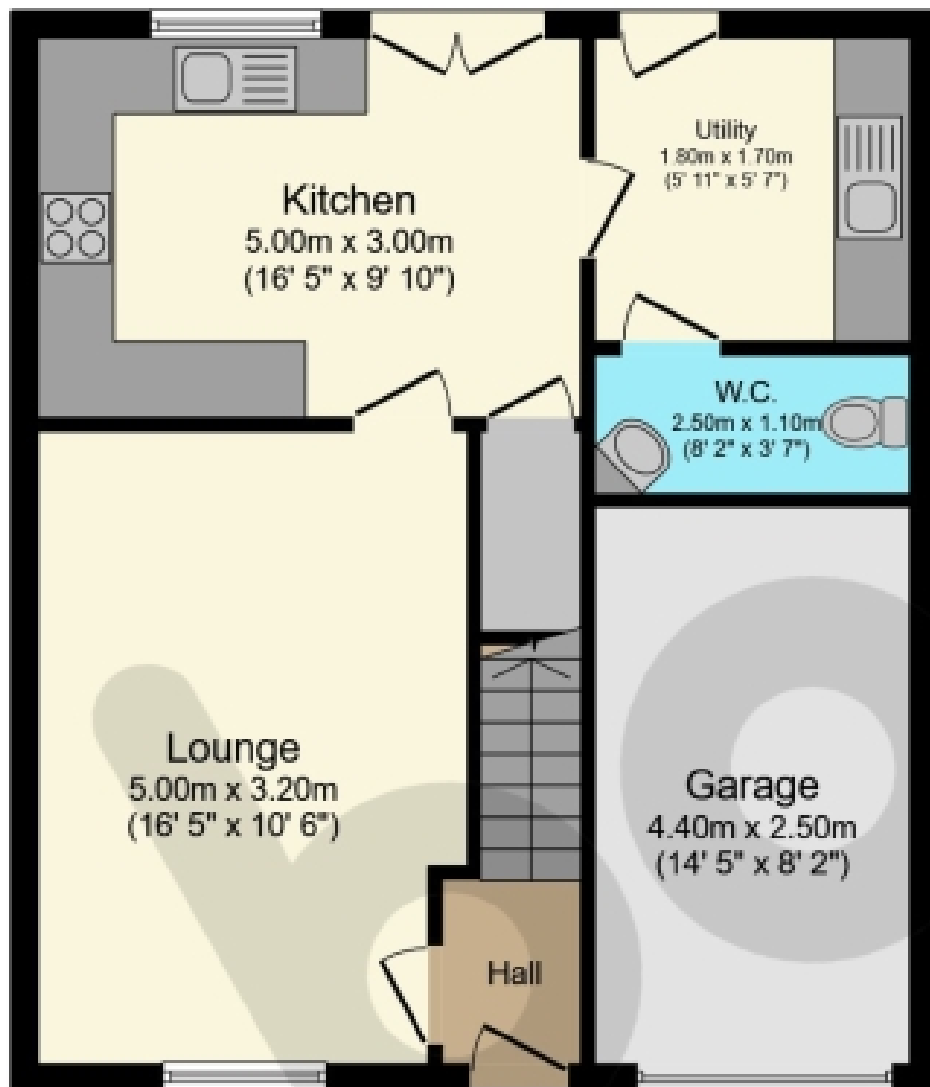




Annickbank Wynd North, Newmoor, Irvine

Offers Over £245,000





Ground Floor



First Floor

Total floor area: 104.0 sq.m. (1,120 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

Beautifully presented detached villa offering stylish and versatile family accommodation within a sought-after Irvine development. Boasting a contemporary lounge, impressive dining kitchen, integral garage and landscaped rear garden, this home is the epitome of modern family living. Early viewing is highly advised. Please call Boom now for much more information and a copy of the Home Report.

Set within an established residential development, this attractive detached home combines a welcoming exterior with a beautifully coordinated interior. A generous driveway provides off-street parking and leads to the integral garage, while a neatly kept front lawn and paved pathway frame the entrance. Stepping inside, the entrance hallway provides a welcoming introduction to the accommodation.

The stylish family lounge is finished in a soft neutral colour palette, with decorative wall panelling adding character and definition. Pale wood-effect flooring enhances the bright, contemporary feel, while a large front-facing window brings in natural light.

To the rear, the impressive dining kitchen provides a stylish and practical heart of the home. An extensive range of high-gloss wall and base-mounted cabinetry is paired with marble-effect worktops, offering generous storage and preparation space. Quality integrated appliances include a built-in fridge, freezer, double oven, gas hob and stainless-steel extractor, while lighting beneath the units adds an attractive finishing touch. The adjoining dining area offers the perfect space to enjoy a family meal, with French doors providing direct access to the rear garden.

A separate utility room continues the coordinated cabinetry and worktops, with an additional sink and space for laundry appliances. Completing the ground floor is a neatly presented W.C.

Into the upper level are four well-proportioned bedrooms, each offering scope to suit a range of family requirements. The principal bedroom boasts its own en-suite shower room featuring a shower cubicle, W.C. and wash-hand basin, complemented by contemporary grey tiling. The family bathroom is finished with a modern white three-piece suite comprising a bath with handheld shower attachment, W.C. and wash-hand basin.

Externally, the fully enclosed rear garden has been thoughtfully arranged to offer several areas for relaxing and entertaining. A raised deck provides an inviting setting for outdoor dining and the hot tub, with steps leading to an artificial lawn designed for ease of maintenance.

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

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. AI has been used to enhance this listing.

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