



8 WARWICKHILL, IRVINE, KA11 1PH

 3 BED  1 BATH  1 PUBLIC



8 Warwickhill, Irvine is a semi detached villa occupying a desirable position within the popular Girdle Toll residential area. The property has a deceptively spacious split level layout presented in excellent internal and external condition. This family home backs directly onto open countryside, providing immediate access to a variety of pleasant walks and making the location particularly appealing to those with pets while the centre of Irvine and its wide range of amenities are within easy reach. The accommodation comprises an entrance hall, reception hall/dining area, spacious lounge/dining room, modern fitted kitchen with new integrated appliances, shower room, utility room and three bedrooms, two of which benefit from built in wardrobe storage. The property also enjoys well proportioned, enclosed gardens to the rear, secured by a full height timber fence which provides an excellent degree of privacy. A garden shed is included in the sale.

In more detail, an entrance hall provides access to the reception hall and the principal living accommodation. The spacious lounge/dining room on the upper level creates an excellent area for both everyday family living and entertaining. The modern kitchen is fitted with a range of contemporary units and benefits from new integrated appliances to include gas hob and oven. The new freestanding dishwasher is included in the sale. The shower room is fitted with a three piece suite to include WC, wash hand basin with vanity unit and walk in shower cubicle with thermostatic shower and rainfall head. The property has three bedrooms providing flexible accommodation for families, couples or those requiring additional space for home working or guests. Two double bedrooms on the lower ground floor incorporate built in wardrobe storage.

In addition to the above the property has double glazing, gas central heating with recently renewed combi boiler and full fibre broad band. The split level design creates a particularly spacious feel throughout, with the accommodation offering considerably more space than might initially be anticipated from the property's external appearance. Externally, the enclosed gardens are particularly well suited to outdoor relaxation and provide a secure and private environment, with the open countryside immediately beyond adding to the appeal of this attractive home.



KEY FEATURES

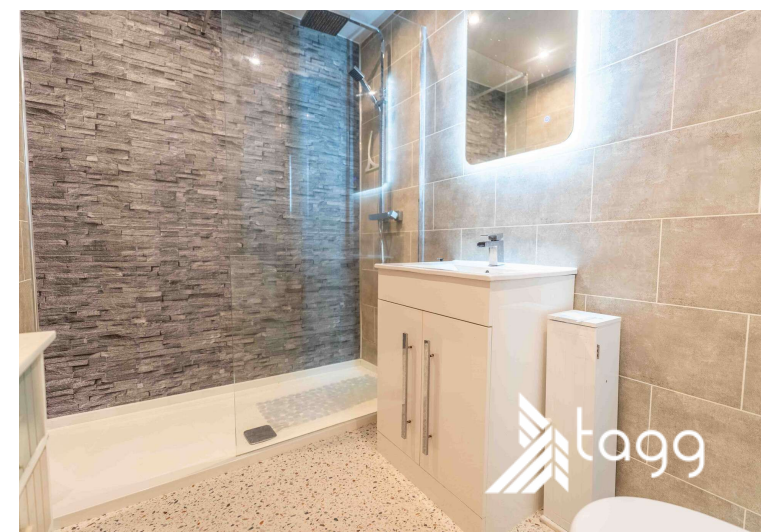
Deceptively spacious

Open country outlook

Split level

Large gardens

Modern Kitchen and Bathroom



ENERGY RATING: C

COUNCIL TAX: B

GET IN TOUCH



75 Main Street, Largs, KA30 8AL



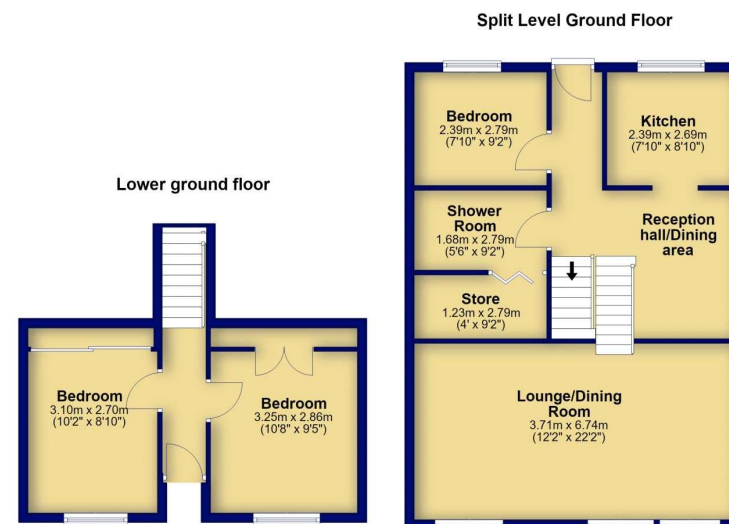
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Total area: approx. 89.8 sq. metres (966.7 sq. feet)
8 Warwickhill, Irvine



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 a guarantee. 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 mains 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.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.