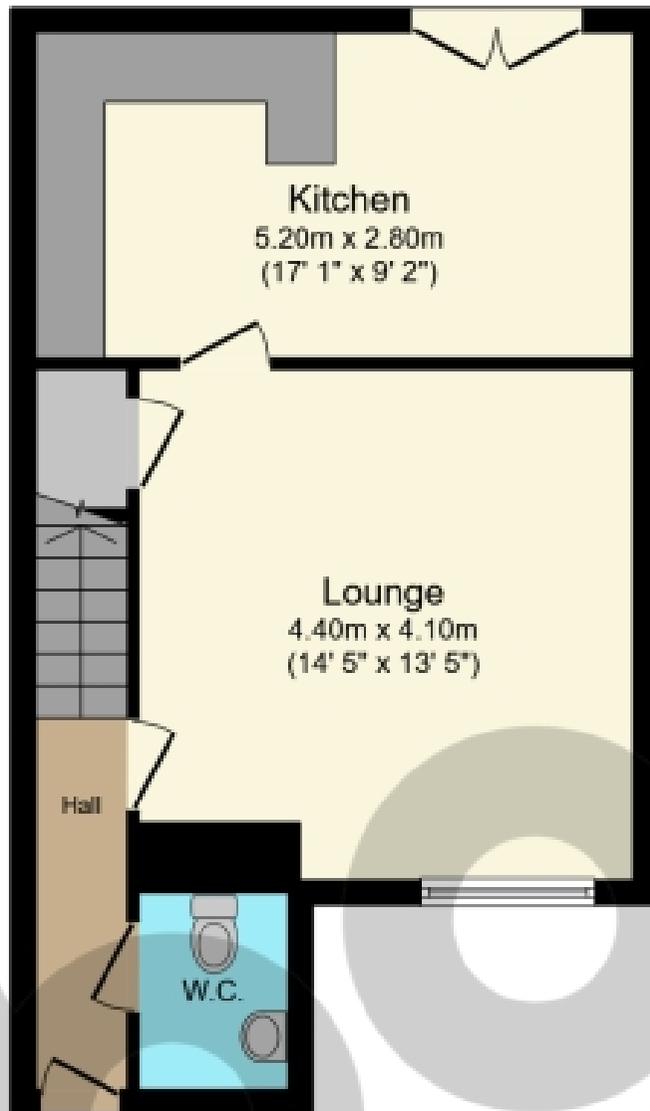




**17 John Parker Avenue, Irvine**

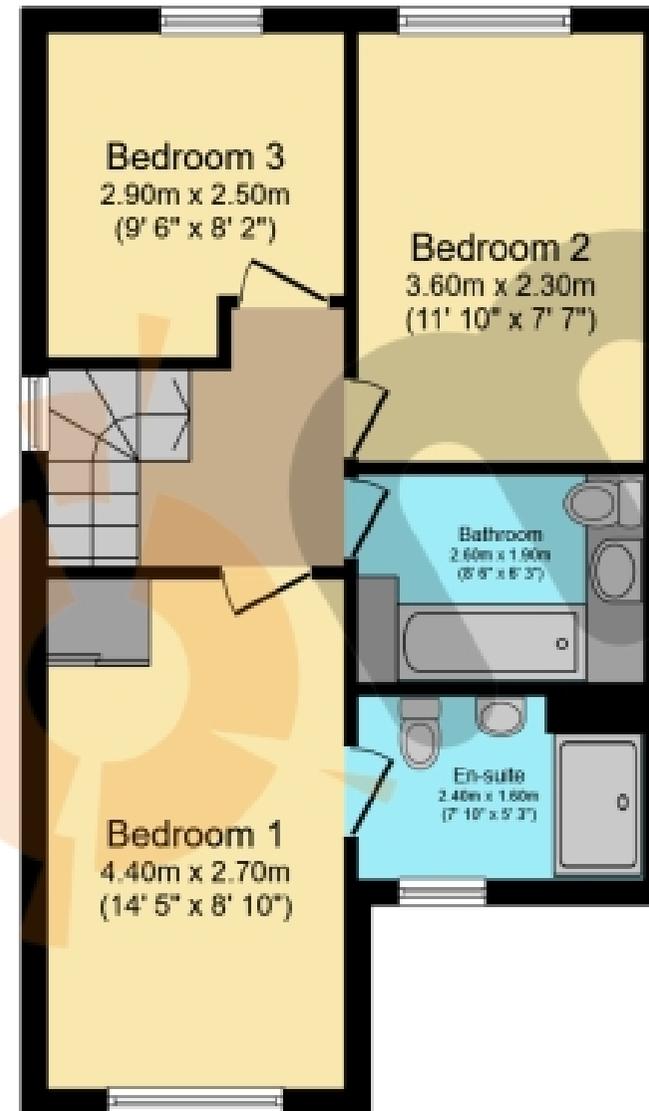
**Offers Over £194,995**





### Ground Floor

Floor area 41.9 sq.m. (451 sq.ft.)



### First Floor

Floor area 42.6 sq.m. (459 sq.ft.)

**Total floor area: 84.6 sq.m. (910 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](http://www.Propertybox.io)

## THE PROPERTY

STUNNING PROPERTY \* TURNKEY CONDITION \* BEAUTIFULLY LANDSCAPED BACK GARDEN \* MULTICAR DRIVEWAY \* CLOSE TO A HOST OF AMENITIES AND SCHOOLING\* Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

What our client loved - We truly love this house, the close-knit community it sits in and the convenience of the surrounding area. We have enjoyed many lunches, dinners and drinks at the Riverside Lodge Hotel and will miss the great number of nearby walking routes we've frequented with our dog. This property will forever hold special memories for us, including the first time we brought our baby boy home, but we're excited for new owners to begin making their own memories here.

Welcome to No. 17 John Parker Avenue - a beautifully modern family home nestled in the ever-popular Irvine locale. Offering generous proportions and plenty of versatile living space, this property is perfect for those looking to upsize or simply enjoy a quieter, more relaxed setting to call home

To the front of the property, you'll find a spacious monobloc driveway with ample space for multiple vehicles, leading right up to the front door of No.17. Step inside to a welcoming entrance hallway, which provides access to a convenient downstairs W.C., the carpeted staircase, and the bright, comfortable lounge.

The lounge is bright, airy, and beautifully presented, with impressive proportions that create a welcoming space to relax. Neutral décor is perfectly complemented by natural wood-effect flooring, offering a stylish yet understated finish. From here, there's direct access through to the spacious dining kitchen. The kitchen is fitted with a range of sleek, contemporary base and wall units, finished with dove grey doors and accented by modern black hardware. Wood-effect countertops bring warmth and elegance to the space, while stylish subway tile splashbacks offer both practicality and visual appeal. Integrated appliances include a four-ring gas hob, electric oven, extractor fan, fridge freezer, and a striking black composite sink and drainer. The worktop extends to form a charming breakfast bar - perfect for casual family breakfasts or a morning coffee.

For more formal occasions, the kitchen opens out into a dedicated dining area, offering the ideal setting for entertaining, with lovely views over the landscaped rear garden.

The carpeted stairs give access to the upper landing which provides access to all rooms on the upper level. Three generously proportioned bedrooms occupy the upper floor. Each bedroom boasts generous dimensions, while Bedroom One further benefits from an ensuite shower room. The en-suite is comprised of a walk-in shower, W.C. and wash hand basin with vanity storage.

Completing the upper level is the stylish family bathroom, which features a bathtub, W.C., and wash hand basin. The space is enhanced by under-counter storage and finished with chic fixtures and fittings, creating a modern and sophisticated feel throughout.

To the rear of the property sits a fully enclosed, landscaped garden. Areas of decking provide the perfect suntrap for enjoying in the summer months. Porcelain paved walkways provide relatively low-maintenance living, with a neatly manicured drying green. The property further benefits 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. WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY? TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

[www.thepropertyboom.com](http://www.thepropertyboom.com)

Head Office : 31 Braehead, Beith, KA15 1EG

Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)