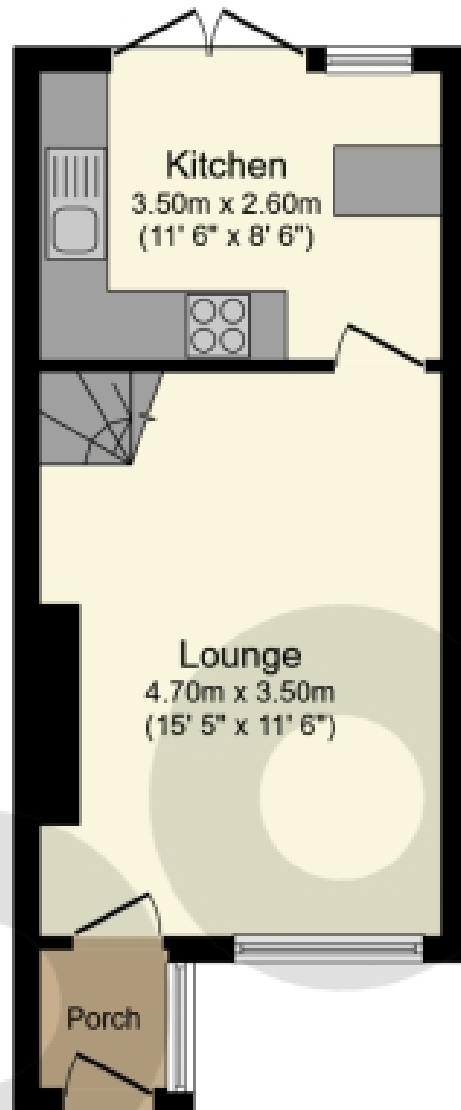




Titchfield Way, Girdle Toll, Irvine

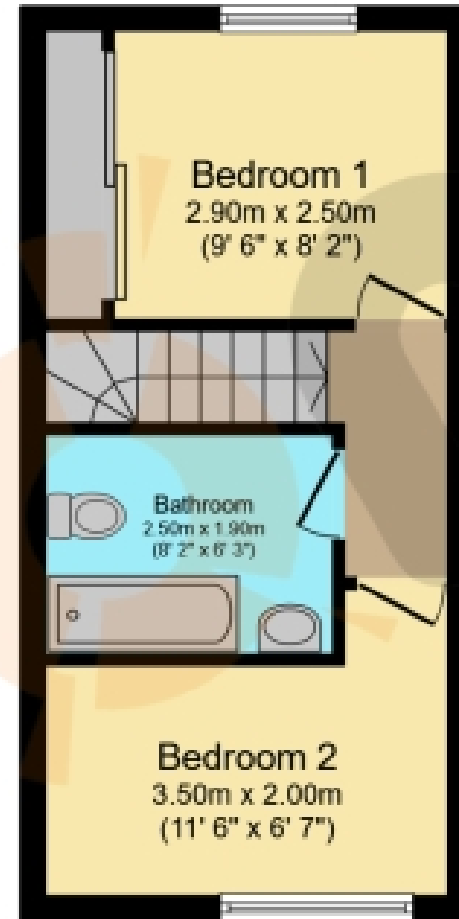
Offers Over £129,995





Ground Floor

Floor area 27.7 sq.m. (298 sq.ft.)



First Floor

Floor area 26.3 sq.m. (283 sq.ft.)

Total floor area: 54.0 sq.m. (581 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

A monoblock driveway to the front provides convenient and secure off-street parking. On entering, you are welcomed by a well-presented hallway that immediately sets the tone of the home. The family lounge is a tastefully decorated and complete with oak-effect flooring and an impressive media wall that creates a fabulous focal point.

The kitchen is thoughtfully designed with matte base and wall-mounted cabinetry, paired with oak effect worktops. A delightful breakfast bar offers the perfect spot for your morning coffee, while a range of integrated appliances, including a washing machine, oven, induction hob, and extractor fan, add to the kitchen's practicality.

Into the upper level are two well-proportioned bedrooms, both comfortably accommodating a double bed with Bedroom One boasting excellent in-built storage. Completing the home internally is a contemporary three-piece bathroom comprising a bath and overhead shower, along with a wash hand basin and W.C.

The rear garden has been thoughtfully landscaped to create a sociable outdoor space, featuring a well-maintained lawn and patio area ideal for entertaining. Fully enclosed, it offers privacy as well as a safe environment for both children and pets.

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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