

Margaret Smith Place,Irvine KA11 4DU

allen & harris

welcome to

Margaret Smith Place, Irvine

- Three bedrooms
- En Suite
- Sought after location
- Gas central heating
- Close to town centre

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers over

£210,000

A stylish three-bedroom semi-detached offered in walk in condition. Sunny garden, en suite to main bedroom, off road parking. VIEWING RECOMMENDED.



Entrance Hall
Cloakroom
Lounge
14' 1" x 13' 6" (4.29m x 4.11m)
Kitchen Diner
17' 1" x 9' 6" (5.21m x 2.90m)
Landing
Bedroom One
11' 10" x 8' 11" (3.61m x 2.72m)
En Suite
Bedroom Two
11' 11" x 8' 6" (3.63m x 2.59m)
Bedroom Three
9' 7" x 7' 10" (2.92m x 2.39m)
Bathroom

view this property online allenandharris.co.uk/Property/IRV109754

The Property Ombudsman

Property Ref:
IRV109754 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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