

47 RANNOCH PLACE, IRVINE

**Welcome
Homes**

Property Done Properly



3 Bedroom Terraced House



Offers Over £100,000

**Desirable Location
Modern Fitted Kitchen
Dining Room**

**Re-Roughcast & Rewired
Rear Garden/Gated Driveway
Great Family Area**

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Welcome Homes is delighted to present this 3 bedroom terraced property, situated in a quiet, established residential area close to Irvine town centre and local schools.

Offering a practical layout, excellent storage and substantial upgrades already completed, the property has the potential to become a lovely family home, with scope for buyers to finish the interior to their own taste.

The ground floor comprises an entrance hallway, a well-proportioned front facing lounge and a separate dining room connecting to the modern fitted kitchen. The kitchen offers a range of wall and base units, worktop space and direct access to the rear garden.

Upstairs, the accommodation provides three bedrooms and a family bathroom. Built-in storage throughout both floors, including wardrobe space in the principal bedroom, adds to the home's everyday practicality.

The property was re-roughcast approximately four years ago, with all windows and external doors replaced. It has also been re-wired within the last four years. With some decorative finishes and plasterwork to be finished, the property presents an opportunity for the purchaser to complete the improvements and personalise the accommodation.

Externally, there is a front garden and an enclosed monoblock rear garden with gated vehicle access, allowing it to serve as a driveway as well as an outdoor space. A car park to the rear provides further nearby parking.

Set within a family-friendly area with convenient access to schools and Irvine town centre, this property will appeal to buyers seeking a home with good living space, significant improvements already undertaken and plenty of potential. Viewing is recommended to appreciate the accommodation and opportunity on offer.



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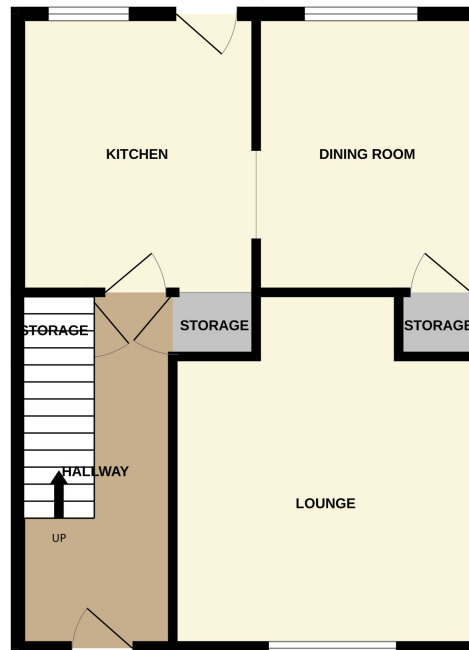
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DIMENSIONS:-

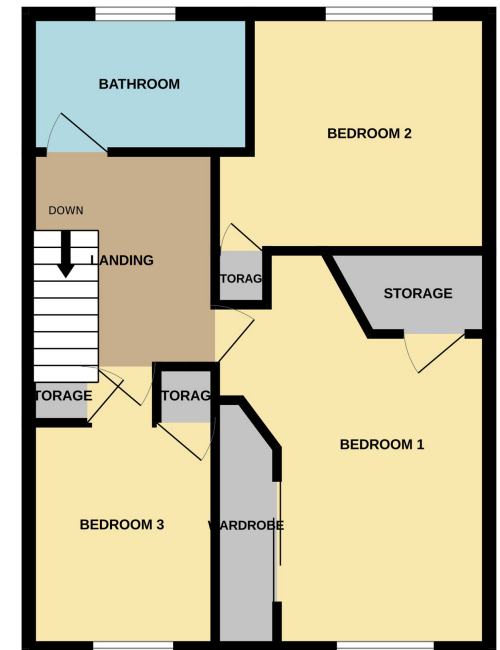
Living Room:	4.42 x 3.82 m
Kitchen:	3.10 x 2.95 m
Dining Room:	3.50 x 2.65 m
Bedroom 1:	3.86 x 3.86 m
Bedroom 2	3.83 x 2.71 m
Bedroom 3	3.50 x 2.66 m
Bathroom:	2.66 x 1.73 m

COUNCIL TAX BAND B

GROUND FLOOR



1ST FLOOR



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