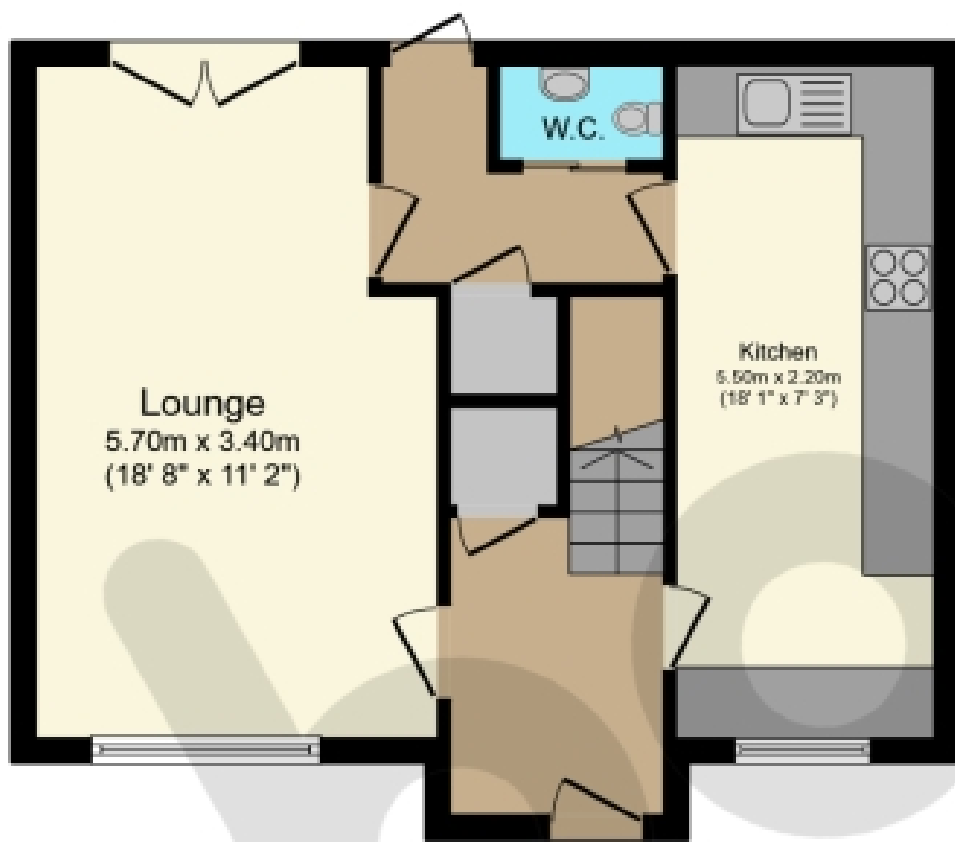




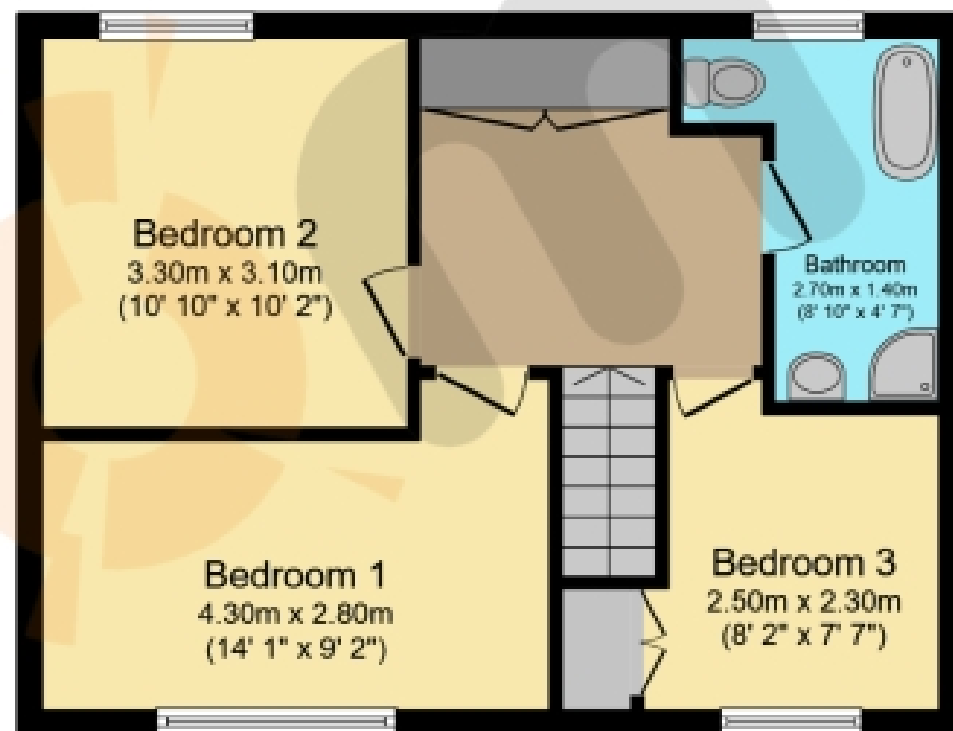
Lomond Place, Irvine

Offers Over £110,000





Ground Floor



First Floor

Total floor area: 87.5 sq.m. (942 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

Beautifully presented home in true walk-in condition with no onward chain, offering a spacious and modern interior, ideal for a range of buyers. At the heart of the property is an ultra-modern dining kitchen, where the rear of the home boasts a fabulously low-maintenance garden. Early viewing highly advised. Please call Boom now for much more information and a copy of the Home Report.

The property has been meticulously maintained both inside and out, with a low-maintenance paved entrance. Upon entering, you are welcomed into a bright and inviting entrance hallway, providing access to the ground-floor accommodation and setting the tone for the spacious and contemporary interiors found throughout.

The generous family lounge is finished in a tasteful neutral grey colour palette, complemented by attractive oak-effect flooring to create a modern and versatile living space. The room offers ample space for a variety of layouts, making it ideal for both everyday family living and entertaining. French doors open directly onto the rear patio and garden, creating a seamless transition between indoor and outdoor living during the warmer months.

Continuing through the ground level, the impressive dining kitchen provides a stylish and highly functional heart of the home. Finished to a contemporary standard, the kitchen features an extensive range of sleek high-gloss white wall and base-mounted cabinetry, beautifully contrasted by black granite-effect worktops. A selection of integrated appliances further enhances the practicality of the space, including a fridge, freezer, dishwasher and extractor fan. Generous floor space also allows plenty of room for a family dining table and chairs, making this an ideal setting for both informal dining and social gatherings.

Completing the ground-floor accommodation is a convenient W.C., providing an excellent addition for families and visiting guests alike.

Into the upper level are three well-proportioned bedrooms offering flexible family living, the pristine four-piece family bathroom features a four-piece suite comprising a W.C., wash-hand basin with vanity storage, a traditional roll-top bath and a separate walk-in shower cubicle. The combination of both bath and shower facilities makes this a particularly practical space for while retaining a stylish and contemporary finish.

Externally, the property continues to impress with a fully enclosed rear garden designed with ease of maintenance in mind. A generous patio area provides an excellent space for outdoor seating, barbecues and entertaining, while tall timber fencing surrounds the garden to offer a good degree of privacy and security. A garden shed provides additional external storage, making the space both attractive and practical.

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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