



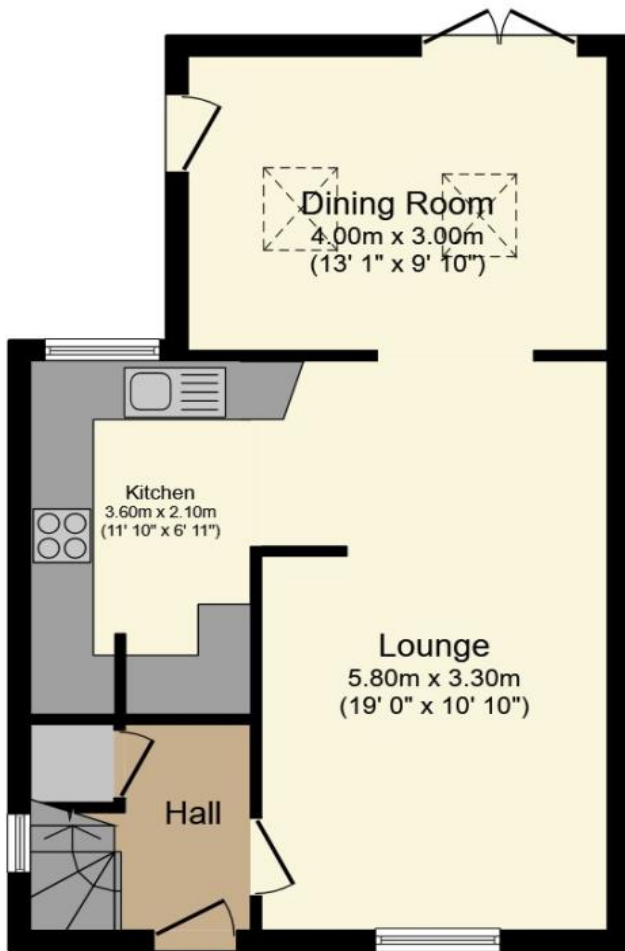
10 Anderson Drive, Irvine

Offers Over £125,000

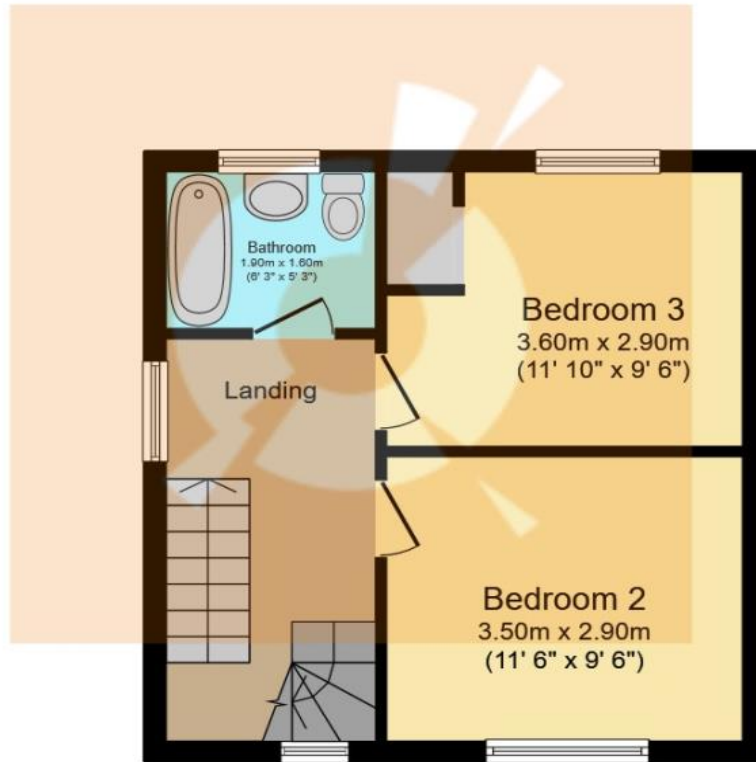




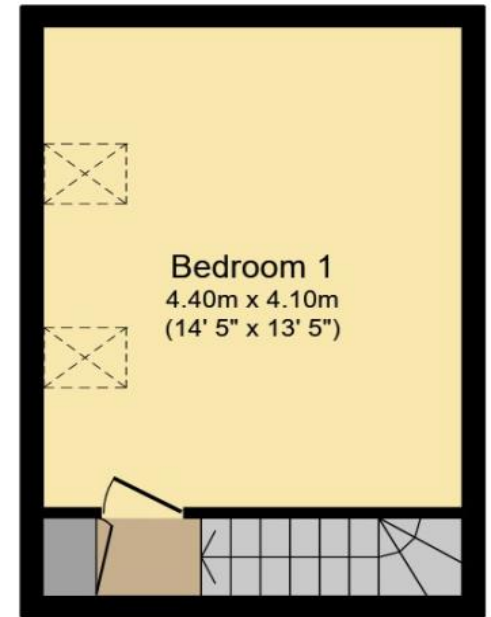




**Ground Floor**



**First Floor**



**Second Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

**\*\*WALK-IN CONDITION FAMILY HOME\*\*** offering superbly spacious and stylish accommodation situated within popular locale. View in person or online. Complete with **MULTI-CAR DRIVEWAY** and detached garage. **\*\*HD Video Tour Available\*\*** Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.

Situated within the ever-popular seaside town of Irvine, No.10 Anderson Drive occupies a sizeable corner plot and presents itself to the market in complete walk-in condition. The home has been decorated stylishly throughout and offers spacious accommodation for first-time buyers, growing families, and professionals alike.

To the front of the home is an extensive driveway and there is a detached garage, accommodating various vehicles. Into the home you are welcomed through the bright and airy reception hallway with quality wooden flooring which flows through the entirety of the ground floor. The lounge has been decorated stylishly with LED spotlights and exposed brickwork effect wall, offering a pleasant space to relax and unwind. The lounge benefits from generous proportions and is further complimented with an abundance of light coming through a large, double-glazed window.

The well-appointed kitchen is fitted with an array of ash-effect wall and base mounted units paired with dark granite effect worktops, creating a fashionable and efficient workspace. The property has been cleverly extended to provide the addition of a dining room which is the perfect space to entertain family and friends or enjoy an evening meal.

Access to the upper level is via a carpeted staircase with white timber handrail, leading you to two generously proportioned bedrooms which have both been stylishly decorated with fresh neutral tones. Completing the first-floor level is the ultra-modern family bathroom comprising of a shower-over-bath with glass screen, w.c. and square wash-hand-basin. Contemporary chrome fixtures and fittings can be found throughout. Climbing a further staircase, you will find Bedroom 3 which occupies impressive dimensions and is flooded with natural sunlight coming from the velux window formations.

The rear garden is fully enclosed, creating a safe and secure environment for children and pets alike. There are sections of gravel and synthetic lawn, making for extremely low maintenance.

The property further benefits from gas-central heating and double glazing throughout, providing all rooms with a delightful warmth.

Park and ride facilities at Irvine train station are less than a ten-minute drive and beautiful sandy beaches are only a 5-minute drive. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

This fabulous family home in a popular location will be very popular, therefore we would highly recommend an early viewing. 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. Thank you.

**THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.**

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