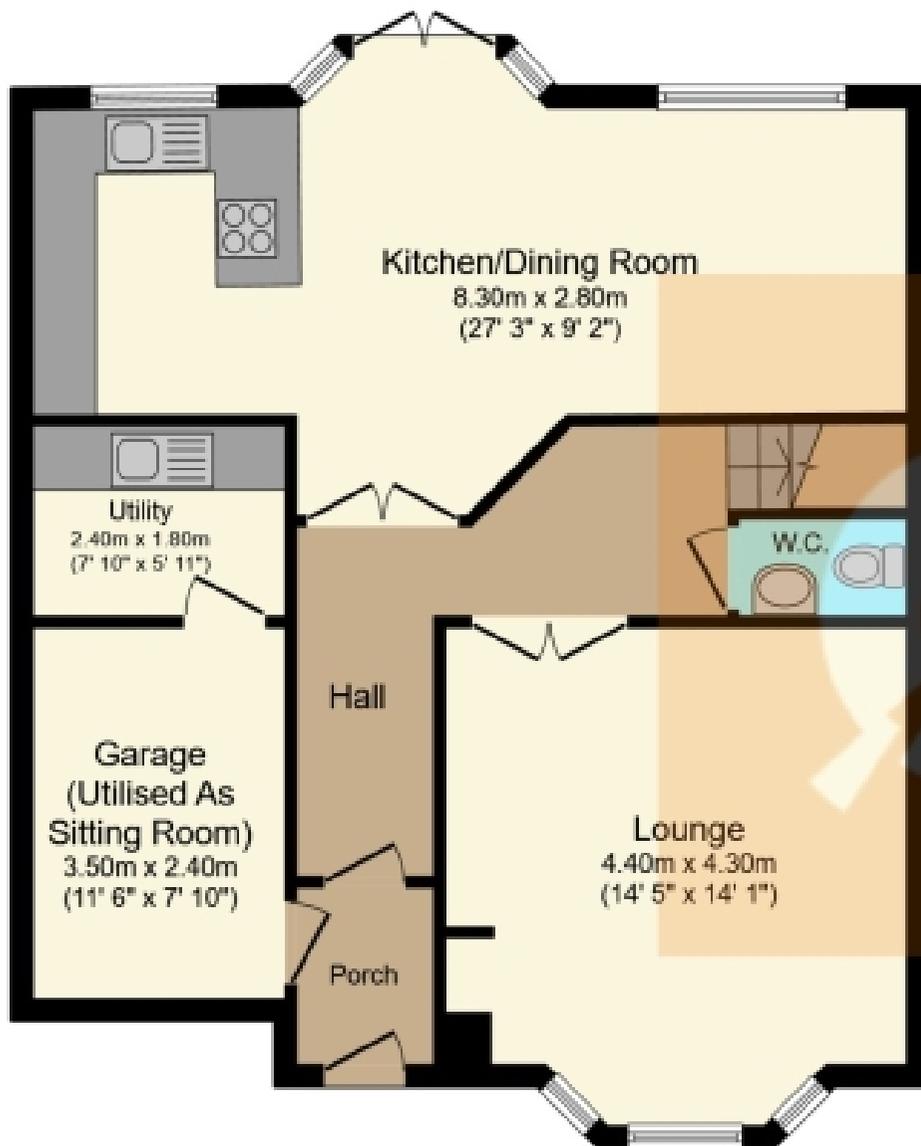




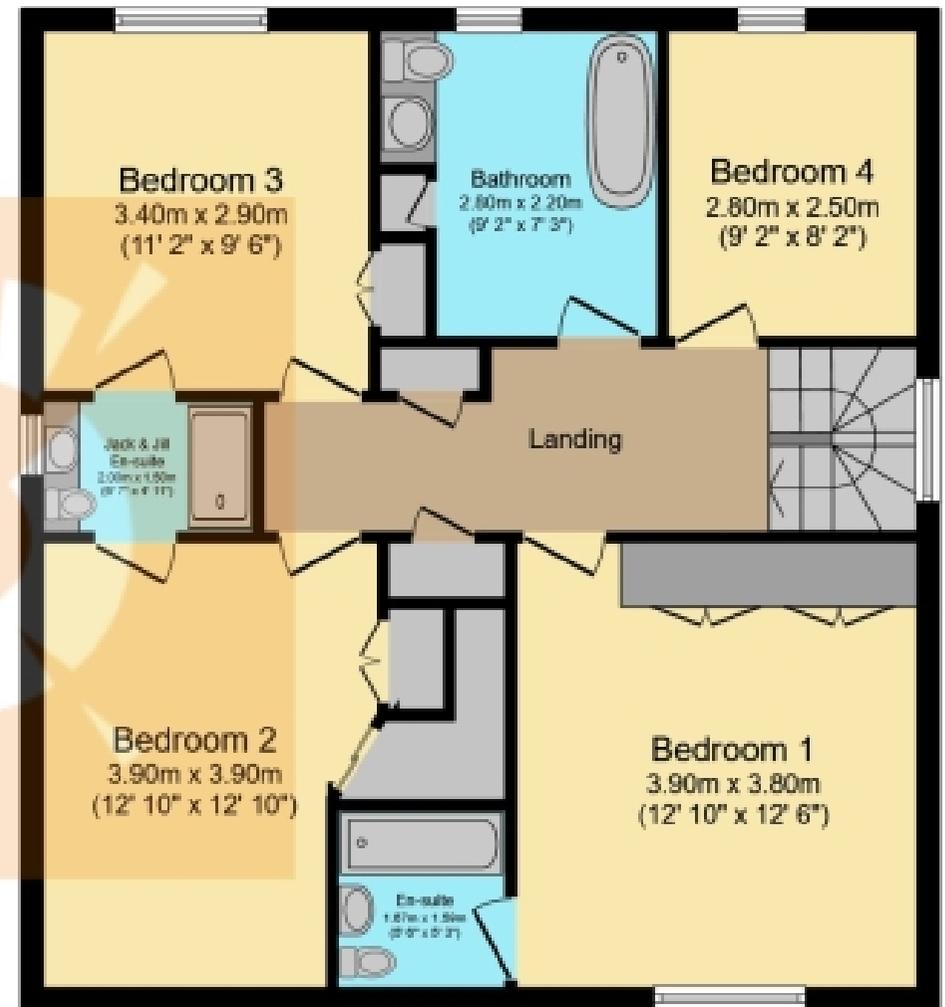
30 Earlswood Avenue, Irvine

Offers Over £249,995





Ground Floor



First Floor

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

THE PROPERTY

Welcome to No 30 Earlswood Avenue. Located within the ever-popular residential area of Montgomerie Park, this substantial detached villa offers to the market an immaculately presented and superbly spacious family accommodation – a quality of which is seldom available. To the front of the home is a manicured lawn surrounded by decorative shrubbery and a monoblocked, multicar driveway offering ample off-street parking solutions. First impressions are everything, and upon entering the property we are immediately introduced to the uber stylish and luxurious décor palette which radiates throughout the home, including handsome herringbone flooring which flows throughout the entire ground floor in varying shades.

The sumptuous living room provides a truly calming area for the entire family to relax after a long day with spacious dimensions allowing room for a range of furniture configurations, soothing neutral décor and a delightful bay window formation providing a stunning stream of natural light. The kitchen has been renovated to a high standard with chic black wall and base units, marble effect worksurfaces and under cabinet lighting all working harmoniously to create a fashionable yet efficient workspace. A large open plan design offers ample room for a dining/family space truly placing the kitchen at the heart of this family home and a set of quaint patio doors provide direct access to the rear garden. There are a host of quality integrated appliances featured throughout including gas five ring hob, black composite sink, microwave, oven/grill and fridge/freezer. The garage space has been cleverly decorated; currently utilised as a second public room the space could easily fit a variety of uses be it home office, gym, bar etc. Off the garage is an additional utility room offering an ideal space for laundry facilities. Completing the downstairs accommodation is a convenient downstairs w.c. which comprises w.c and wall-mounted wash-hand basin.

A carpeted stairway provides access to the upper landing where four generously proportioned and lovingly decorated double bedrooms are housed. Bedrooms One, Two & Three all benefit from excellent in-built storage and en-suite bathroom facilities with Jack & Jill three-piece shower room between bedrooms Two & Three. The en-suite adjoining Bedroom One has been recently upgraded in a contemporary fashion with marble effect floor and wall tiles, w.c, sleek wash-hand basin and walk in shower enclosure with sliding door frame and modern waterfall effect shower. The family bathroom completes the internal accommodation. Decorated in soothing Earth tones the suite is comprised of w.c, countertop wash-hand basin and corner bath.

To the rear, the property boasts a charming, privately enclosed garden with manicured lawn, decorative chipping and paved patio area – ideal for entertaining or relaxing in the warmer weather. Surrounding the property is external soffit lighting... a lovely ambient feature for both summer and winter.

Montgomerie Park is a popular and sought-after residential suburb of Irvine, within close distance to all the fabulous local amenities the town has to offer including a variety of shops, eateries and well-known supermarkets. The property is close by to a selection of family friendly parks and within catchment area to several renowned local schools – for detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website. 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. 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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