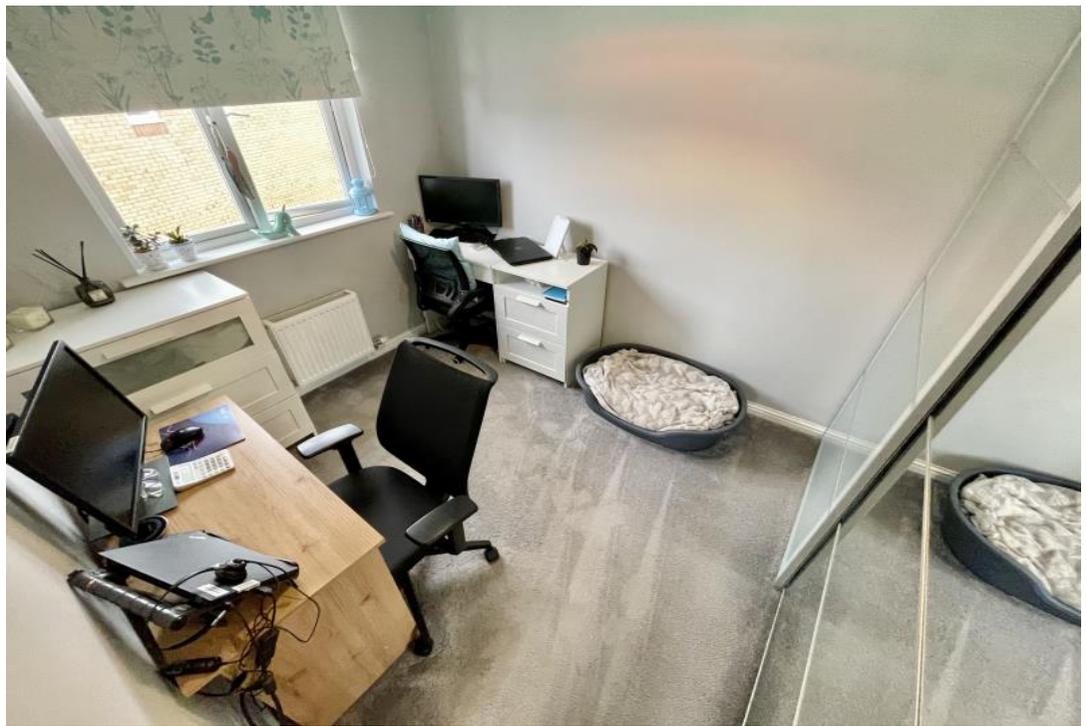
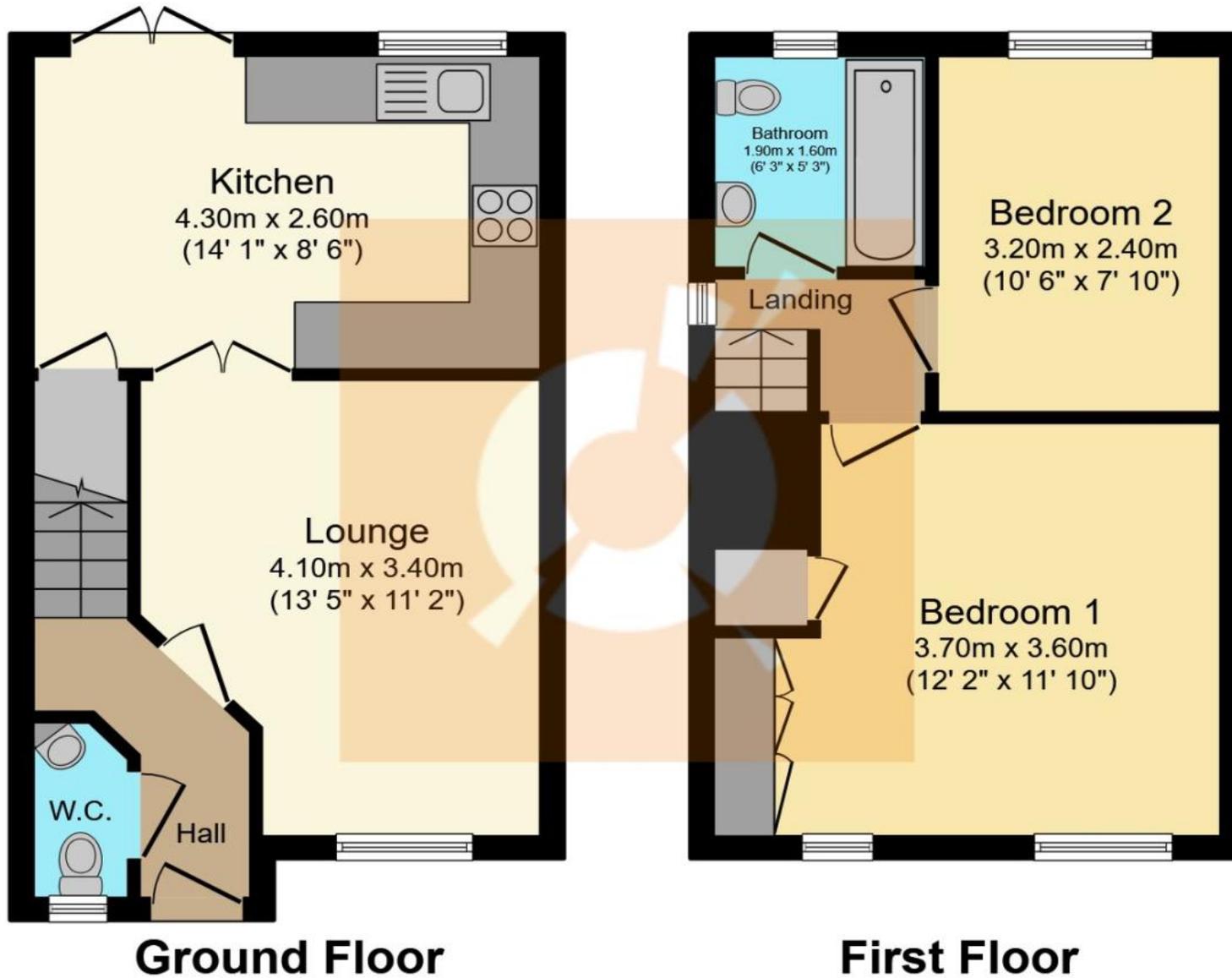




12 Barr Crescent, Irvine

Offers Over £90,000





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

New to the market is this wonderful home set within a popular Irvine development, just a few minutes' drive from a host of excellent local amenities. Having 2 bedrooms, this lovely property is ideal for families, those downsizing or first-time buyers alike.

Upon entering the property, you are welcomed into a bright hallway where you will find access to rooms across the ground floor. Straight ahead you are met by the spacious lounge which has been beautifully decorated with contemporary tones and quality flooring is carried throughout.

The modern fitted kitchen is a stylish environment in which to cook and entertain and comes with a range of modern fitted units and granite-effect countertops. The kitchen further benefits from a black composite sink with mixer tap and integrated appliances include a 4 ring gas hob with electric oven/grill, extractor hood and washer/dryer, which will all be included within the sale. There is also deep storage in the understairs area. Completing the ground level is the useful downstairs w.c. which is perfectly elegant in its simplicity.

Elegant French doors within the kitchen offer access out to the fully enclosed and low maintenance rear garden where you will find a substantial patio area, making this a perfect outdoor living space to enjoy sunny days and alfresco evenings. There is also a useful garden shed and outhouse. The property also has allocated private parking.

Access to the upper level is via a carpeted staircase with white timber banister where you will find two good sized bedrooms, where the master bedroom is wonderfully complimented with in-built mirrored wardrobes and additional shelved storage cupboard, offering fantastic storage solutions.

The family bathroom is contemporary in style and is partially tiled with a three-piece white glazed suite to include a shower-over-bath, w.c. and wash-hand-basin.

Double glazing and gas-central heating can be found throughout, providing a lovely warmth throughout the property. This fabulous home is a real credit to our clients, and we strongly urge an early viewing as properties of this calibre rarely come to the market.

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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