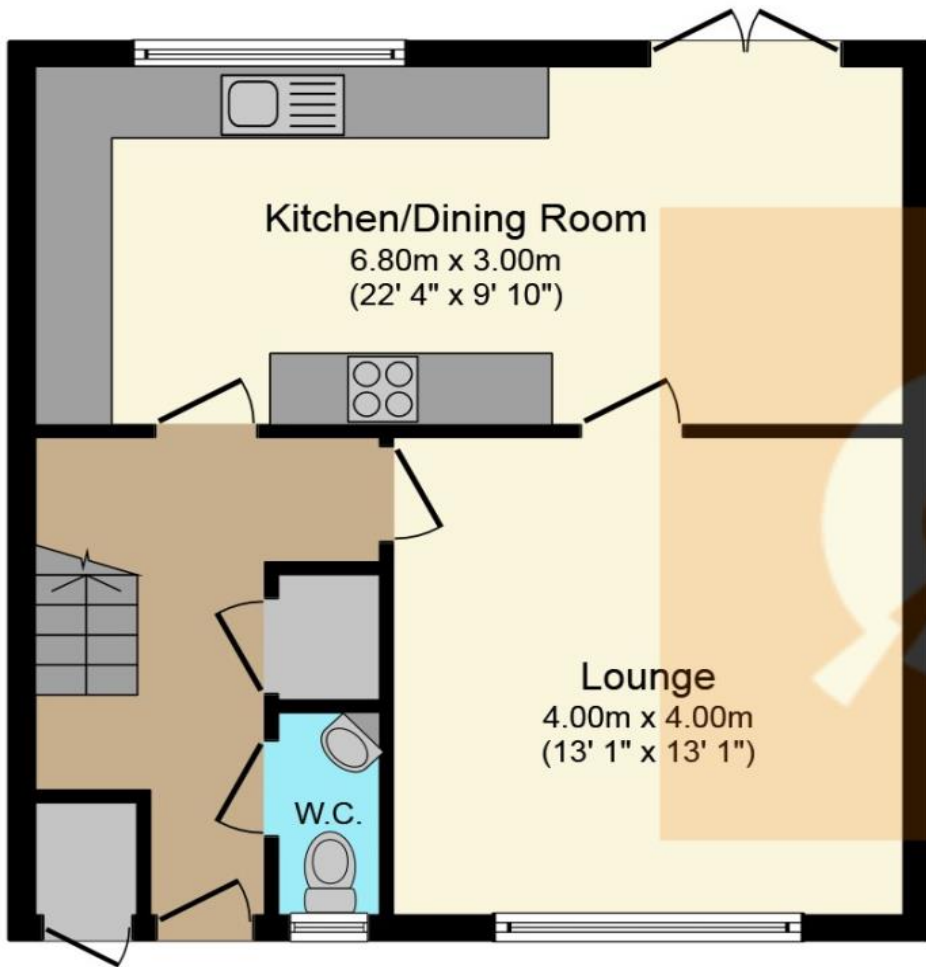




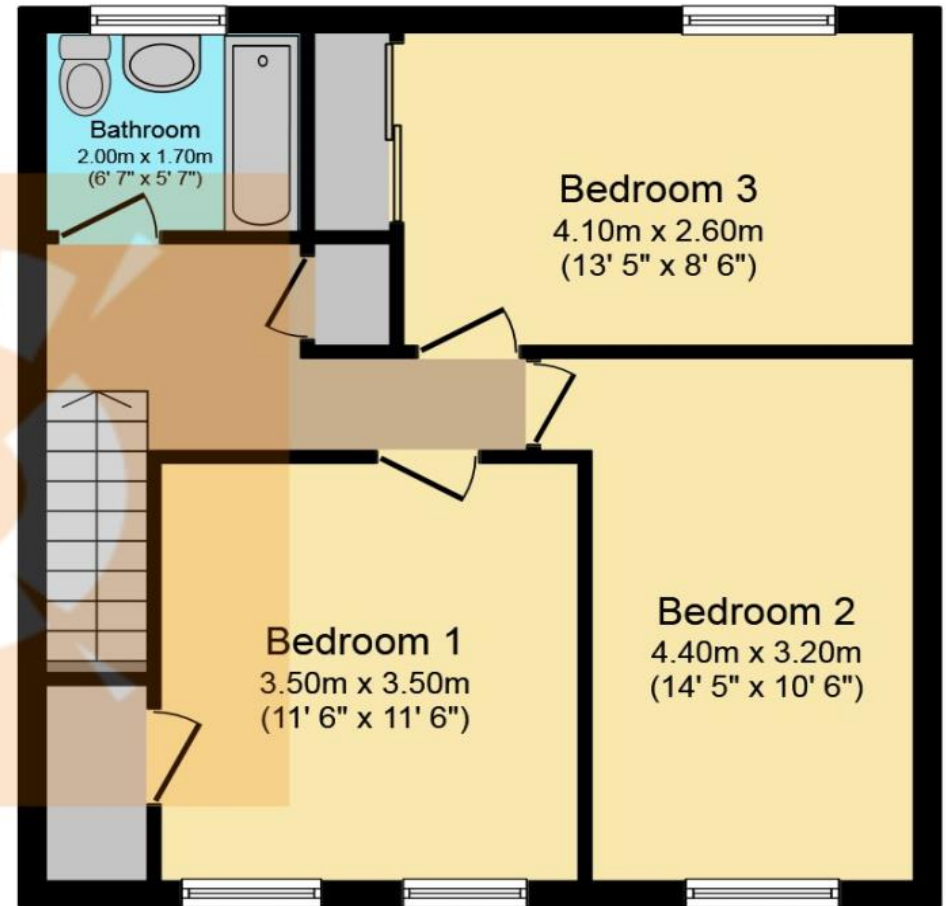
47 Cairnsmore Way, Irvine

Offers Over £83,500





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

Delightful 3 bedroom FAMILY HOME. Incredibly spacious and presented in absolute pristine condition. Please call your Personal Estate Agents The Property Boom for lots more information and the Home Report.

First impressions are everything and you'll find that upon entering this lovely family home, the welcoming entrance hallway sets the scene for how lovely this property really is.

The Lounge is a bright, spacious and sunny room with large window formation and tasteful feature wall covering. Quality wood flooring and timber/glass panelled door compliment things perfectly.

The contemporary Dining Kitchen is simply stunning... Hi gloss gun metal grey cabinetry offers masses of storage space with contrasting white counter tops. Feature floor level spot lighting, grey ash effect quality flooring and chrome fittings give it the wow factor. There are integrated appliances including fridge, freezer, washing machine, eye level microwave, dishwasher, electric double oven and hob.

There is ample space for dining making this a great space for entertaining with the lovely French Doors leading from the Dining Area out to the paved patio. The back garden is child friendly being enclosed with a large section laid to lawn plus a decorative stone patio making it ideal for outdoor entertaining on those sunny days.

Downstairs, the property further benefits from a 2 piece w.c. which is tiled to ceiling height and flooring is also tiles.

A carpeted staircase with open timber bannister offers access to all 3 double bedrooms and the Family Bathroom.

All of the bedrooms are particularly spacious and tastefully decorated with feature wall coverings, complimented by neutral tones and are a credit to the current owners.

The stylish Family Bathroom is immaculate and consists of white 3 piece sanitary ware including bath with chrome mixer shower taps, w.c. and wash hand basin. It is tiled to ceiling height and flooring is also tiles.

The garden to the front of the property is low maintenance being fenced and largely laid to lawn.

If you are searching for a property that requires no upgrading and is in absolute walk-in condition, then you've found it... We urge early viewing to avoid disappointment.

For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Irvine has a plethora of local shops, shopping centre, amenities as well as supermarket shopping. There is an excellent range of sports facilities in the area plus great public transport and easy access to the A78. Prestwick Airport is closeby and the lovely countryside and beach are just a short drive away.

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.

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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