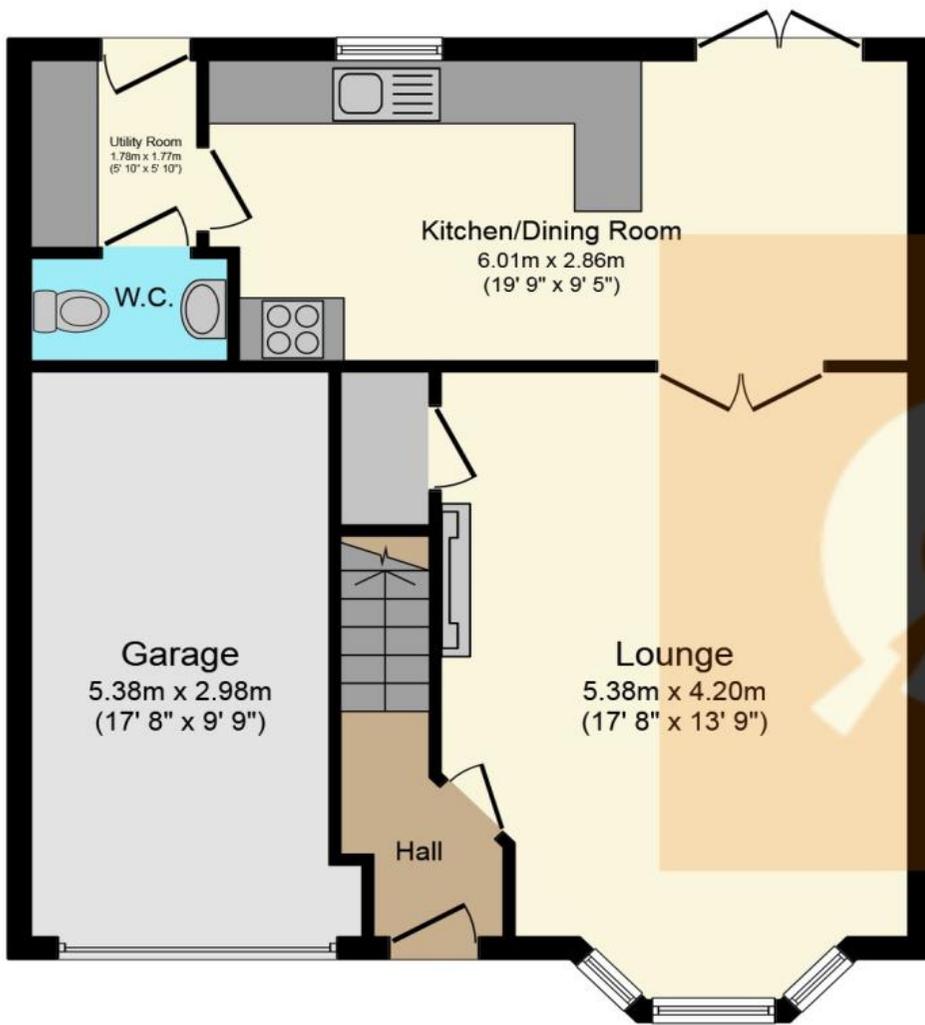




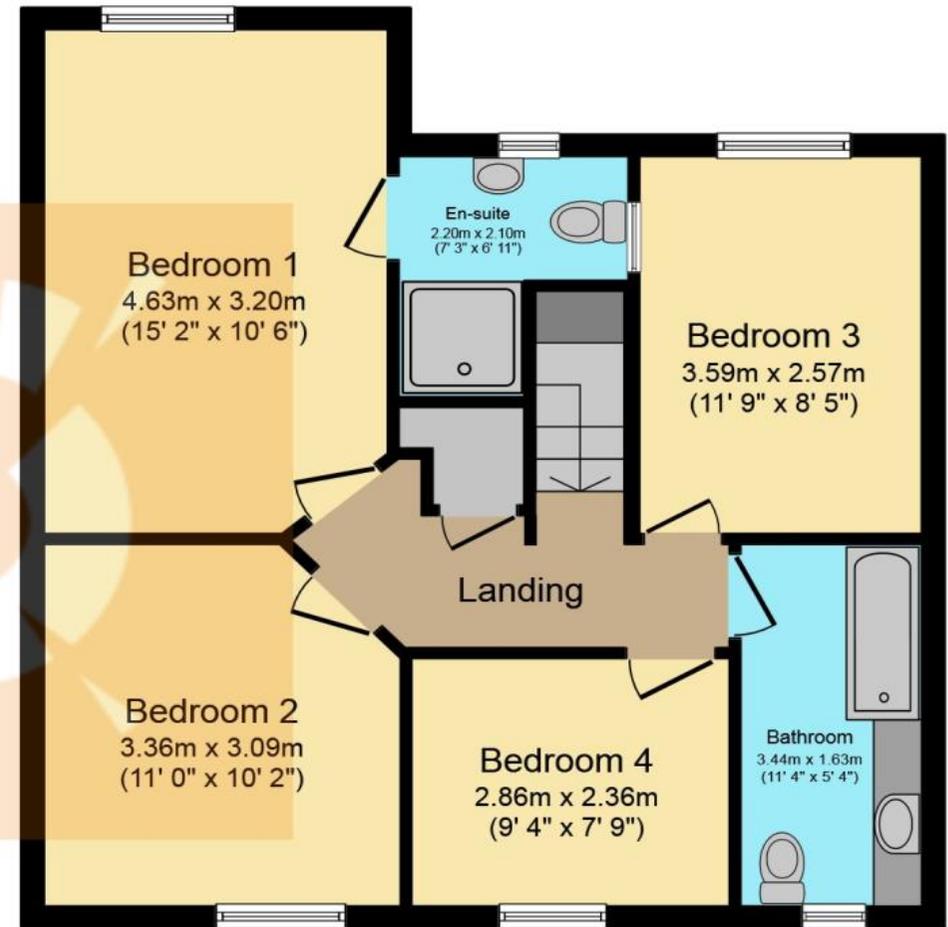
3 Old Smithy, Springside, Irvine.

Offers Over £199,500





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

Welcome to No.3 Old Smithy and this fantastic family home which has been maintained to an exceptionally high level presents to the market in true walk-in living condition. First impressions are everything and this property delivers both inside and out!

Upon entering the pristine reception hallway with crisp neutral tones access in the first instance is to the impressive lounge area.

The luxurious family lounge with contemporary wall coverings contains dual-aspect window formations, infusing this entire space with natural sunlight and further enhancing the feeling of bright airy spaciousness apparent when you first enter the property. The current owners have re-modelled the space to provide a larger floorplan and accommodate an ultra-modern feature wall which houses both TV and contemporary focal point fireplace. The bay window formation has also been replaced in recent years to maximise the natural light and amazing views front facing of the property. Elegant French doors lead through to the superbly spacious kitchen-dining room.

The kitchen is simply stunning and has been professionally fitted with a quality range of wall and base mounted units and a contrasting wood effect work surface, providing a fashionable and efficient workspace. Having been upgraded in recent years a host of integrated appliances will also be included in this sale; fridge freezer, dishwasher, washing machine, oven with separate grill, 4 ring induction hob and extractor hood. Stylish chrome fixtures and fittings as well as striking composite sink complete the space perfectly.

A separate well-appointed utility area is located directly off the kitchen providing further workspace as well as storage for large appliances

With fully tiled flooring and fresh neutral walls the downstairs W.C. also features a full size wash hand basin contained within a stylish white gloss vanity unit.

The Dining area is ideally located in the heart of the kitchen and presents the perfect spot to sit down and appreciate a lovely home-cooked meal with family and friends. Perfectly situated to enjoy an abundance of natural light from the dual aspect window formation.

The clever layout creates the ideal space for entertaining guests all year round with French doors in the kitchen leading out to a sandstone patio area which is perfectly positioned for the sunlight, wonderful for outdoor entertainment/dining alfresco. The manicured back garden is fully enclosed and is predominantly laid with artificial grass as well as raised borders for planting and decorative gravel. Making a safe and secure environment for children and pets alike and providing the perfect space for enjoying outdoor family times.

The upper level of this fabulous family home can be accessed via a carpeted staircase with timber handrail. There are 4 generously proportioned bedrooms which have all been immaculately presented throughout. The master bedroom is a luxurious space with feature contemporary wall coverings and quality carpets and further benefits from an immaculate en-suite shower room. The shower cubicle within has been cleverly converted to provide extra depth.

The pristine family bathroom is strikingly spacious and has been stylishly decorated with contrasting flooring and wall tiles. There is a three-piece bathroom suite to include a bath with shower overhead, w.c. and wash-hand-basin within a high gloss vanity unit providing useful storage space. Super stylish fixtures and fittings include a chrome mixer tap, additional handheld shower head and heated towel rail.

This wonderful accommodation offers a wealth of flexibility and excellent in-built storage solutions as well as attic space. The integral Garage has also been upgraded to include a widened entrance suitable for even the largest of vehicles as well as an electric vehicle charging point within, and further benefits from an remote controlled electronically operated garage door.

All rooms benefit from double-glazing and gas central heating throughout operated via a Hive heating control system, providing all rooms with a lovely warmth. To the front of the property is a substantial monoblock driveway, providing ample parking for various vehicles and a low-maintenance garden with decorative gravel borders.

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.

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