



**Berryhill Avenue, Girdle Toll Irvine KA11 1QP**

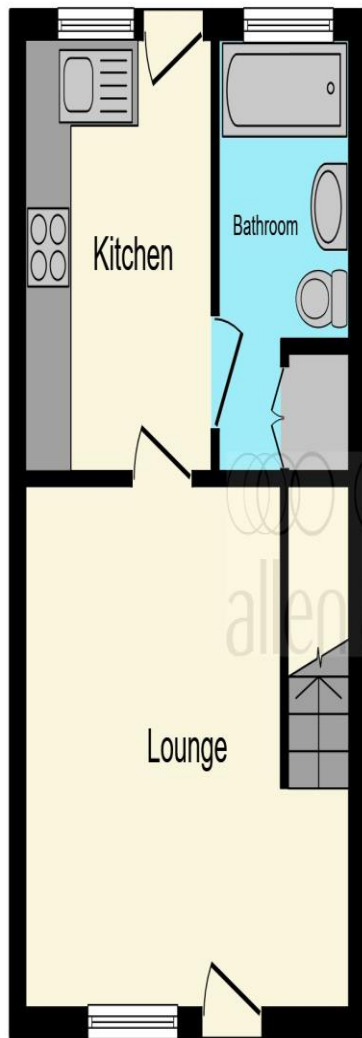


**welcome to**  
**Berryhill Avenue, Girdle Toll Irvine**

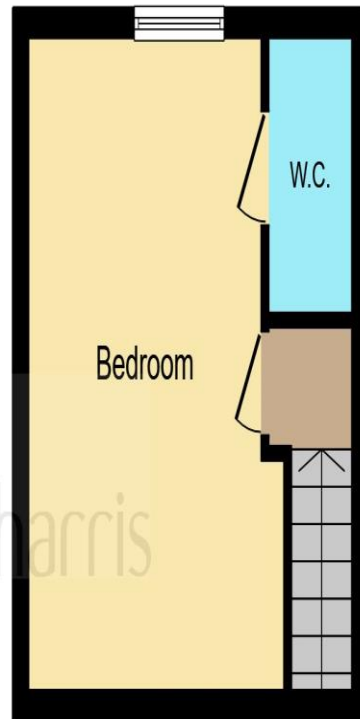
Set in ever popular Girdle Toll location this charming one bedroom semi-detached villa is sure to be popular so early viewing is advised. Benefits include good sized double bedroom with en-suite, modern fitted kitchen and bathroom. Easily maintained gardens to front and rear.

Set in ever popular Girdle Toll location this charming one bedroom semi-detached villa is sure to be popular so an early viewing is highly recommended. There is a modern fitted kitchen and bathroom. The first floor bedroom features has an ensuite w.c. The property has a wooded outlook to the rear whilst the rear garden benefits from a covered deck area ideal for alfresco entertaining. The property is located in short walking distance to local amenities shops, schools and bus services. Irvine itself is a popular coastal town with Maritime museum, Harbourside amenities including shops and cafes,





**Ground Floor**



**First Floor**



**Hall**

**Lounge**

14' x 11' 5" ( 4.27m x 3.48m )

**Kitchen**

9' 4" x 7' 11" ( 2.84m x 2.41m )

**Bathroom**

**Landing**

**Bedroom**

15' 11" x 10' 8" Max ( 4.85m x 3.25m Max )

**En Suite Cloakroom**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Berryhill Avenue, Girdle Toll Irvine

- Semi Detached villa
- Lounge
- Modern Fitted Kitchen and Bathroom
- Double Bedroom
- En Suite

Tenure: Freehold EPC Rating: D

offers over

**£80,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
IRV108539 - 0002

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