

**Irvine Mains Crescent, Irvine KA12 0UA** 



# welcome to

### **Irvine Mains Crescent, Irvine**

Well-presented end terraced villa offering entrance hall, lounge diner, modern kitchen three excellent sized bedrooms, modern fitted shower room. There are enclosed gardens to front and rear. Walk in condition.





Well-presented three bed end terraced villa offering spacious accommodation over two levels. On the ground floor there is entrance hall, cloakroom, lounge, Dining area, modern fitted kitchen. On the upper floor there are three good sized bedrooms and modern fitted shower room. The property also benefits from easily maintained gardens to front and rear. The front garden is enclosed, with paved path, the rear garden is also enclosed and paved.

Viewing is essential to appreciate this excellent sized family home.

#### **Entrance Hall**

Lounge Dining Room 19' 3" x 15' narrowing to 9' 10" ( 5.87m x 4.57m narrowing to 3.00m )

**Kitchen** 12' 8" x 7' 10" ( 3.86m x 2.39m )

Cloakroom

### Upper Landing

**Bedroom 1** 12' 5" x 9' 11" ( 3.78m x 3.02m )

**Bedroom 2** 9' 2" x 9' 3" ( 2.79m x 2.82m )

**Bedroom 3** 13' 10" x 8' 2" ( 4.22m x 2.49m )

**Shower Room** 











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## **Irvine Mains Crescent, Irvine**

- End Terraced Villa
- Lounge Dining Room
- Three Bedrooms
- Modern Fitted Kitchen
- Cloakroom

Tenure: Freehold EPC Rating: C

offers over

£105,000





## view this property online allenandharris.co.uk/Property/IRV108582



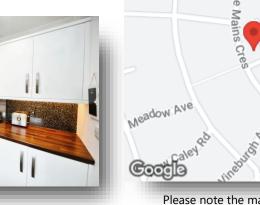
Property Ref:

IRV108582 - 0002

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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Please note the marker reflects the postcode not the actual property

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