



**Aberlour Road, Irvine KA11 2DB**

**welcome to**  
**Aberlour Road, Irvine**

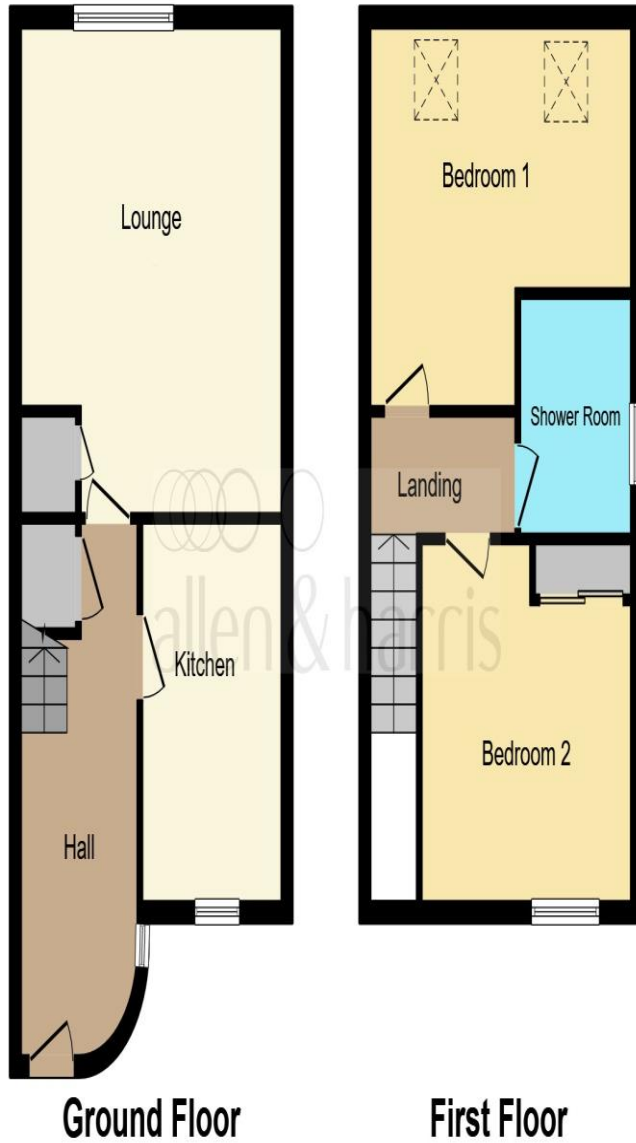
MODERN 2 BEDROOM SEMI DETACHED VILLA IN A POPULAR RESIDENTIAL AREA OF IRVINE. CLOSE TO LOCAL SCHOOLS, TRANSPORT BOTH ROAD & RAIL TO GLASGOW, KILMARNOCK AND LARGS. EARLY VIEWING ADVISED.

A WELL PRESENTED MODERN 2 BEDROOM SEMI DETACHED PROPERTY IN A RARELY AVAILABLE POPULAR RESIDENTIAL AREA OF IRVINE. CLOSE TO LOCAL SCHOOLS, TRANSPORT BOTH ROAD & RAIL LINKS TO GLASGOW, PRESTWICK, KILMARNOCK AND LARGS.

ACCOMMODATION COMPRISES: ENTRANCE, HALLWAY, KITCHEN, LOUNGE, 2 DOUBLE BEDROOMS, SHOWER ROOM, FULLY ENCLOSED REAR GARDEN, And ALLOCATED PARKING SPACE.

ACCOMMODATION BENEFITS: GAS CENTRAL HEATING, DOUBLE GLAZING, PRIVATE & SECLUDED REAR GARDEN, CULDESAC AREA, WALK IN CONDITION, MUST BE VIEWED TO APPRECIATE.





**Entrance Hall**

**Spacious Lounge**

15' x 14' 8" ( 4.57m x 4.47m )

**Kitchen**

11' 6" x 7' 11" ( 3.51m x 2.41m )

**Bedroom 1**

15' x 11' 6" max ( 4.57m x 3.51m max )

**Bedroom 2**

11' 3" x 10' 10" ( 3.43m x 3.30m )

**Shower Room**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Aberlour Road, Irvine

- Semi Detached Villa
- Spacious Lounge
- Modern Fitted Kitchen Diner
- 2 Double Bedrooms
- Bathroom

Tenure: Freehold EPC Rating: C

offers over

**£120,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/IRV108438](https://www.allenandharris.co.uk/Property/IRV108438)



Property Ref:  
IRV108438 - 0002

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