









welcome to Western Crescent, Kilbirnie

A charming three bedroom semidetached cottage offering flexible living over two levels. The property benefits from driveway, front and enclosed rear gardens.

A charming semi-detached cottage offering flexible living over two levels. On the ground level there is an entrance porch, spacious lounge, modern fitted kitchen, utility room, hallway, two double bedrooms one with ensuite and modern fitted bathroom with separate shower. On the upper level a third double bedroom with ensuite. The property also benefits from driveway and enclosed garden to the rear.

EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.











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



Entrance Porch

Lounge

15' 8" Max x 11' 4" Min (4.78m Max x 3.45m Min)

Fitted Kitchen

10' 7" Max x 7' 9" Max (3.23 m Max x 2.36 m Max)

Utility Room

Hallway

Family Bathroom

Bedroom 2

13' 9" Max x 9' 7" Max (4.19m Max x 2.92m Max)

En-Suite

Bedroom 3

11' 7" Max x 10' 10" Max (3.53m Max x 3.30m Max)

Bedroom 1

16' 11" Max x 11' 10" Max (5.16m Max x 3.61m Max)

En-Suite

welcome to

Western Crescent, Kilbirnie

- Semi Detached Cottage
- Lounge
- Modern Fitted Kitchen
- Family Bathroom
- 3 Double Bedrooms

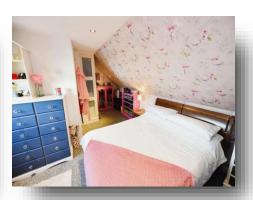
Tenure: Freehold EPC Rating: D

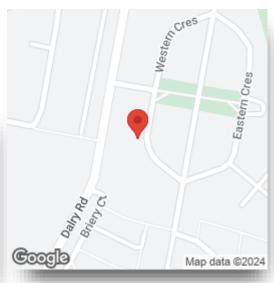
offers over

£120,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/IRV108520



Property Ref: IRV108520 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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.

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