

Eglinton Street, Irvine KA12 8AS



welcome to

Eglinton Street, Irvine

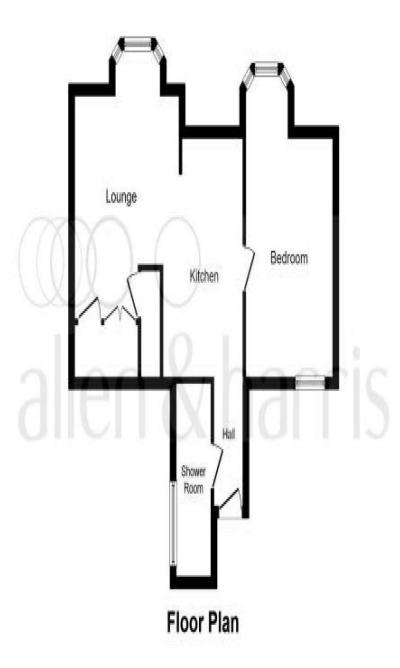
A top floor flat in historic Irvine Town Centre ideal as a First time buy or investment. A turreted staircase entrance leads up to the Entrance Hall with the shower room off and opens onto a Kitchen area and Lounge with a bay window overlooking the Town.

Entrance Hall Lounge (Restricted Height)

19' 1" max to Kitchen x 14' 11" plus bay window (5.82m max to Kitchen x 4.55m plus bay window)

Dining Kitchen Bedroom (Restricted Height)
17' 11" max x 9' 4" max (5.46m max x 2.84m max)

Shower Room







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Irvine

- Top Floor Flat
- In the heart of Town Centre
- One Bedroom
- Kitchen
- Lounge

Tenure: Freehold EPC Rating: F

offers over

£30,000



view this property online allenandharris.co.uk/Property/IRV108554



Property Ref: IRV108554 - 0003 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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