



**Golf Place, Irvine KA12 9DB**

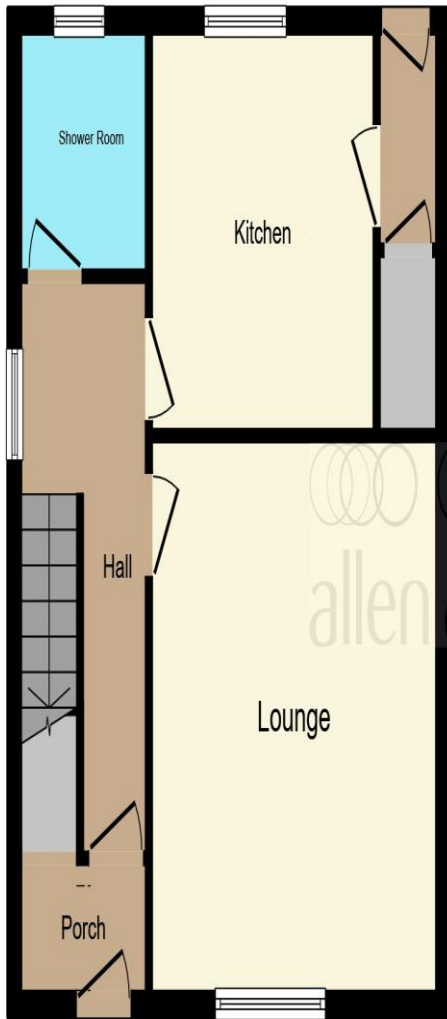
**welcome to**  
**Golf Place, Irvine**

Well-presented three double bedroom semi-detached villa nicely positioned and convenient for schools and bus routes. Modern fitted kitchen, fitted, enclosed front and rear gardens with detached garage and driveway.

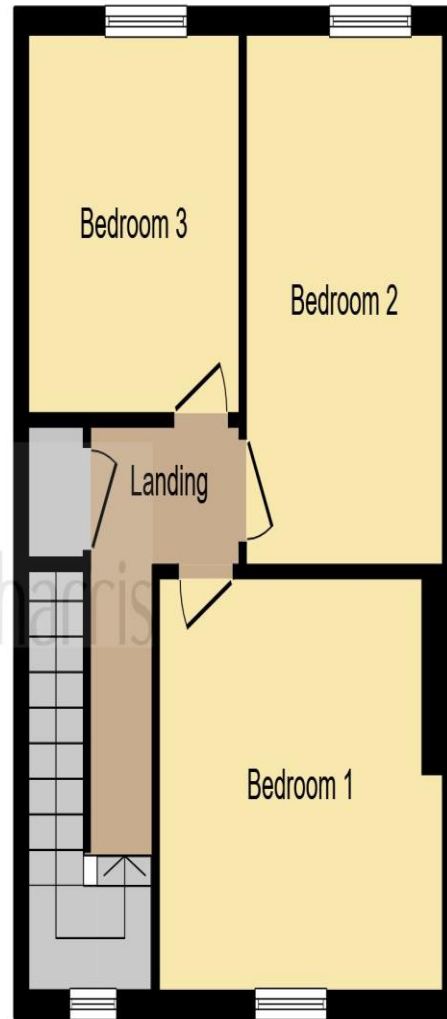
Well-presented three bed semi-detached villa particularly well positioned convenient for schools, bus route and only minutes' drive from Irvine town centre and harbour side. This most desirable property offers well dimensioned family accommodation comprising entrance hall, spacious lounge, modern fitted kitchen, utility room, three double bedrooms and modern fitted shower room. The property also benefits from enclosed gardens to front and rear with DETACHED GARAGE and driveway.

Early Viewing Advised.





**Ground Floor**



**First Floor**



**Entrance Hall**

**Lounge**

13' 1" x 13' 8" max ( 3.99m x 4.17m max )

**Kitchen**

9' x 10' 7" ( 2.74m x 3.23m )

**Bedroom 1**

10' 4" x 13' 7" max ( 3.15m x 4.14m max )

**Bedroom 2**

11' 9" x 9' 4" ( 3.58m x 2.84m )

**Bedroom 3**

9' 8" x 12' 9" ( 2.95m x 3.89m )

**Shower Room**

**Utility Room**

**Agents Note**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

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 Golf Place, Irvine

- Semi Detached Villa
- Spacious Lounge
- Three Double Bedrooms
- Utility Room
- Detached Garage and Driveway

Tenure: Freehold EPC Rating: D

offers over

# £115,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/IRV108469](https://allenandharris.co.uk/Property/IRV108469)



Property Ref:  
IRV108469 - 0003

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