



Lugton, Irvine Road, Eglinton Meadow, Kilwinning KA13 7PF



welcome to

Lugton Irvine Road, Eglinton Meadow Kilwinning

- 3 Bed Detached Villa
- Single Detached Garage
- Cul-De-Sac Location
- Kitchen/Dining Area
- En-Suite

Tenure: Freehold EPC Rating: Exempt

from

£185,000

Lounge

16' 1" x 11' 2" (4.90m x 3.40m)
Fitzsimmons Homes are registered with Premier Guarantee and are covered by its 10 year Buildmark cover. While particulars have been prepared with due care for the convenience of intending purchasers, they are intended as a guide only and the right is expressly reserved by the company to amend or vary same without notice. Consequently, nothing contained herein shall constitute or form part of any contract. Fitzsimmons Homes. reserve the right to alter or change the specification at their discretion. All visuals and photographs are for illustrative purposes only.

Kitchen/dining

21' 3" max x 10' 9" max (6.48m max x 3.28m max)

Master Bed

10' 5" x 11' 1" (3.17m x 3.38m)

Bedroom 2

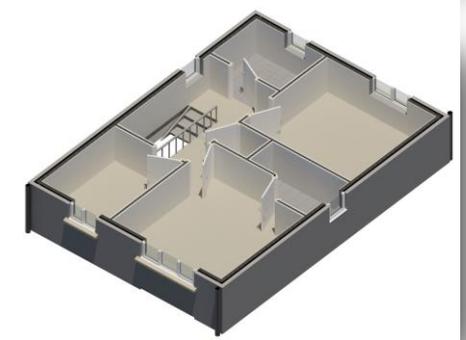
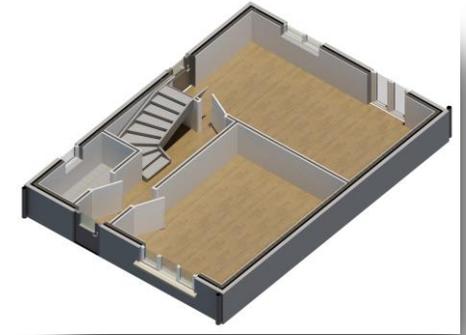
10' 7" x 11' 1" (3.23m x 3.38m)

Bedroom 3

7' 8" x 7' 8" (2.34m x 2.34m)

Bathroom

6' 1" x 7' 8" (1.85m x 2.34m)



view this property online [allenandharris.co.uk/Property/IRV106798](https://www.allenandharris.co.uk/Property/IRV106798)
see all our properties on [zoopla.co.uk](https://www.zoopla.co.uk) | [rightmove.co.uk](https://www.rightmove.co.uk) | [allenandharris.co.uk](https://www.allenandharris.co.uk)



Property Ref:

IRV106798 - 0011

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.


allen & harris



01294 271151



irvine@allenandharris.co.uk



31 Bank Street, IRVINE, Scotland, KA12 0LL



[allenandharris.co.uk](https://www.allenandharris.co.uk)