



**70 Clark Drive, Irvine**

**Offers Over £79,995**





### Floor Plan

Floor area 65.1 sq.m. (701 sq.ft.)

Total floor area: 65.1 sq.m. (701 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

\* REFURBISHED GROUND FLOOR, OWN DOOR FLAT \* CONTEMPORARY DINING KITCHEN \* TWO DOUBLE BEDROOMS \* FRESHLY DECORATED THROUGHOUT \* PRIVATE REAR GARDEN \* Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No.70 Clark Drive, a refurbished, ground floor flat situated in the ever-popular Irvine locale. The property presents itself as a perfect first-time purchase or buy to let investment with generous dimensions, fresh décor and an extensive, private front and rear gardens.

To the front of the home is a fully enclosed and fabulously low-maintenance garden, predominantly decorative stone chipping with gated access and a paved walkway leading to the front door. You're welcomed into the family lounge in the first instance, boasting generous dimensions, fresh neutral décor and wooden effect flooring for a bright and airy atmosphere.

A contemporary fitted dining kitchen holds plentiful high-gloss base and wall-mounted cabinetry paired with contrasting butcher block countertops. The kitchen further benefits from quality integrated appliances including oven, hob, extractor fan, fridge, freezer and dishwasher alongside a delightful breakfasting bar.

Within No. 70 are two generously proportioned double bedrooms offering a flexible living space. Completing the home internally is a pristine three-piece shower room comprising of a W.C., a wash hand basin with vanity storage and walk-in shower cubicle.

To the rear is a beautifully maintained and fully enclosed private garden, with a manicured lawn section and sociable patio & decking space, perfect for enjoying during the summer months.

Irvine is a picturesque town nestled along the west coast of Scotland, which exudes historical charm and natural beauty. Irvine is renowned for its rich maritime heritage, with the Irvine Harbour dating back to the 12th century. With access to a plethora of supermarkets, shops and eateries, this town has something for everyone.

Irvine offers convenient travel links, with easy access to Glasgow and other nearby towns and cities via the railway line, ensuring that you can seamlessly explore the stunning Ayrshire countryside or embark on exciting urban adventures.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

\*PLEASE NOTE AI FURNISHING HAS BEEN USED TO ENHANCE THE LISTING VISUALS\*

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