



22 Martin Avenue, Irvine

Offers Over £49,995





Floor Plan

Total floor area 71.4 sq.m. (768 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

THE PROPERTY

**** FABULOUSLY AFFORDABLE GROUND FLOOR APARTMENT ** GREAT BUY-TO-LET INVESTMENT OPPORTUNITY ** LOW MAINTENANCE COMMUNAL GARDENS ** FRESHLY PAINTED THROUGHOUT **. View in Person or Online. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.**

Welcome to No. 22 Martin Avenue – a spacious ground floor apartment located in the popular Irvine Locale. This apartment has been freshly painted and offers an excellent opportunity for those seeking an affordable living space, whether you are looking for a buy-to-let investment or a first-time purchase!

The front of the property features a low maintenance garden which is surrounded by mature shrubbery. A secure door entry system allows access into the building and upon entering No. 22, you will find the spacious entrance hallway which provides access to all rooms.

The lounge is wonderfully bright and airy thanks to its dual-aspect windows, which allow plenty of natural sunlight to flood the room. The lounge has also been freshly painted in neutral tones.

The well-appointed kitchen is equipped with an integrated 4-ring gas hob with electric oven/grill, and there is further free-standing space for a washing machine and fridge/freezer. Oak-effect wall and base mounted units paired with contrasting countertops ensure that you have everything you need for convenient and efficient meal preparation.

Two generously proportioned double bedrooms offer ample space for various furniture configurations. Both bedrooms offer storage in the form of fitted wardrobes, with bedroom two boasting a large walk-in fitted wardrobe. The modern bathroom is home to a w.c, wash-hand basin, and a bathtub with overhead shower.

There is a communal garden to the rear which is extremely low maintenance. The property further benefits from gas central heating and double glazing, ensuring a cosy and comfortable home.

This property presents an excellent opportunity for first-time buyers or buy-to-let investors looking to add to their portfolio. It is equally suitable as a comfortable home or a lucrative rental property.

Located in the popular Irvine locale, this apartment benefits from its proximity to public transport links, amenities, and schooling. It offers convenient access to essential services and ensures that daily life is hassle-free.

Irvine is a vibrant and picturesque town that offers a fantastic living experience. Located on the stunning Ayrshire coastline, Irvine is renowned for its beautiful sandy beaches, scenic landscapes, and rich history. Residents enjoy easy access to a range of amenities, including shopping centers, restaurants, and leisure facilities. The town boasts excellent transport links, with a train station providing convenient connections to Glasgow and Ayr, and close proximity to major road networks.

Don't miss this fantastic opportunity. Arrange a viewing today and take the first step towards owning or investing in this affordable and charming ground floor apartment.

Viewing by appointment only - please contact The Property Boom to arrange or for 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. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com