



**7 Greenhill Court, Girdle Toll, Irvine**

**Offers Over £185,000**





Total : 107.2 sq.m. (1,154 sq.ft.) approx

Sizes and dimensions are approximate, actual may vary.

## THE PROPERTY

**\*SIZABLE FAMILY HOME PRESENTED IN WALK IN CONDITION\*** Located in a **\*QUIET CUL-DE-SAC\*** **\*MODERN GLOSS KITCHEN WITH LUXURY RANGE STYLE HOB\*** **\*MODERN, NEUTRAL DÉCOR THROUGHOUT\*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Here's what our clients love about their home... We love the neighbourhood and have made lifelong friends. I will so miss the walk to Lawthorn School, where you don't have to go near a main road. There are beautiful forest walks. It's such a safe and joyful cul-de-sac; absolutely perfect for families.

Welcome to No. 7 Greenhill Court. This wonderfully spacious semi-detached family home is located at the end of a quiet residential cul-de-sac. Offering sizable accommodation spread over two levels, and with neutral décor throughout, this home is sure to appeal to a varied range of buyers!

To the front of the property sits the garden which is predominately laid to lawn. A paved pathway leads you to the door of No. 7. Upon entering, you will be pleasantly surprised by the impressive dimensions. The lounge is wonderfully spacious and benefits from the double-glazed window formations which allow an abundance of natural light to pour in. Stylish, dark wood-effect flooring juxtaposes the light bright décor, creating a sophisticated yet homely space.

At the other end of the lounge sits the doorway which leads you through to the kitchen. The family kitchen is lined with an array of black glossy cabinetry which are offset by the pristine butcher block countertops. You will find plenty of storage in the kitchen via the base and wall units and also the pantry. Stainless steel appliances add a touch of elegance to the space, while the 7-burner range style hob and ovens provide a useful centrepiece to the kitchen.

Off the back of the kitchen sits the utility room. The generous dimensions and additional storage space make the perfect addition to this family home.

Bedroom one is located on the ground floor and looks out over the rear garden. With neutral décor and freshly painted walls, this house really is presented in walk in condition. The master bedroom provides access to the modern en-suite, which is home to a shower unit, w.c and wash hand basin.

The upper level can be accessed via the carpeted stairway. Upstairs, there are another three generously proportioned bedrooms, each with built-in storage facilities. The final room within the home is the family bathroom. The bathroom consists of a bathtub with over-head shower, w.c, wash hand basin and convenient bathroom storage. The rear garden is low maintenance. The fully enclosed patio allows a safe space to play and enjoy the outdoors!

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.

We strongly urge an early viewing to avoid disappointment as this fabulous accommodation will not be on the market for long! 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.

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