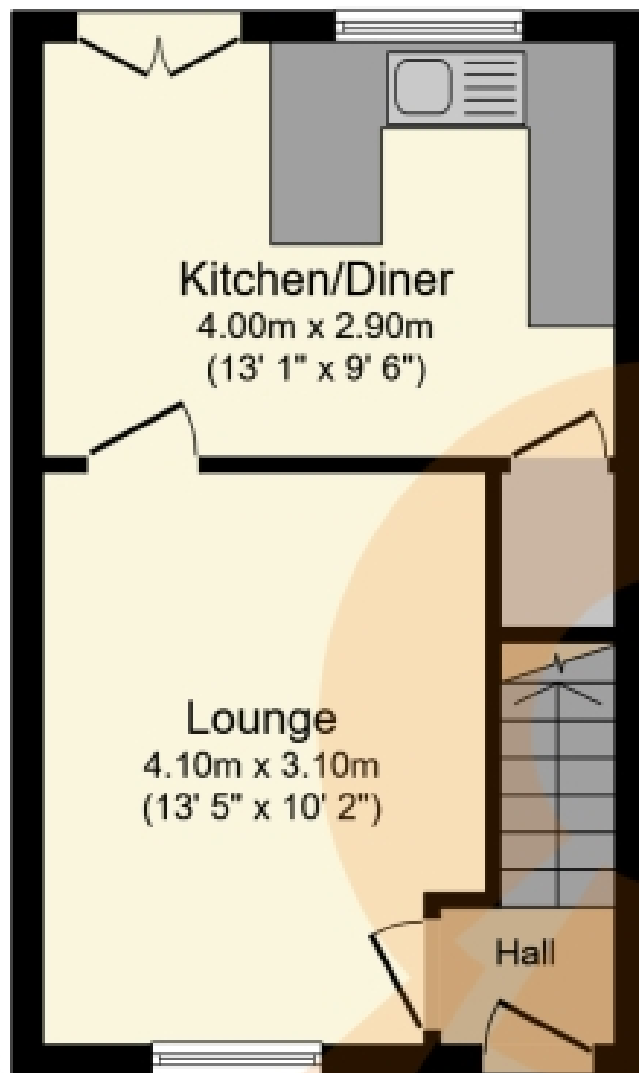




9 Smithstone Court, Girdle Toll, Irvine

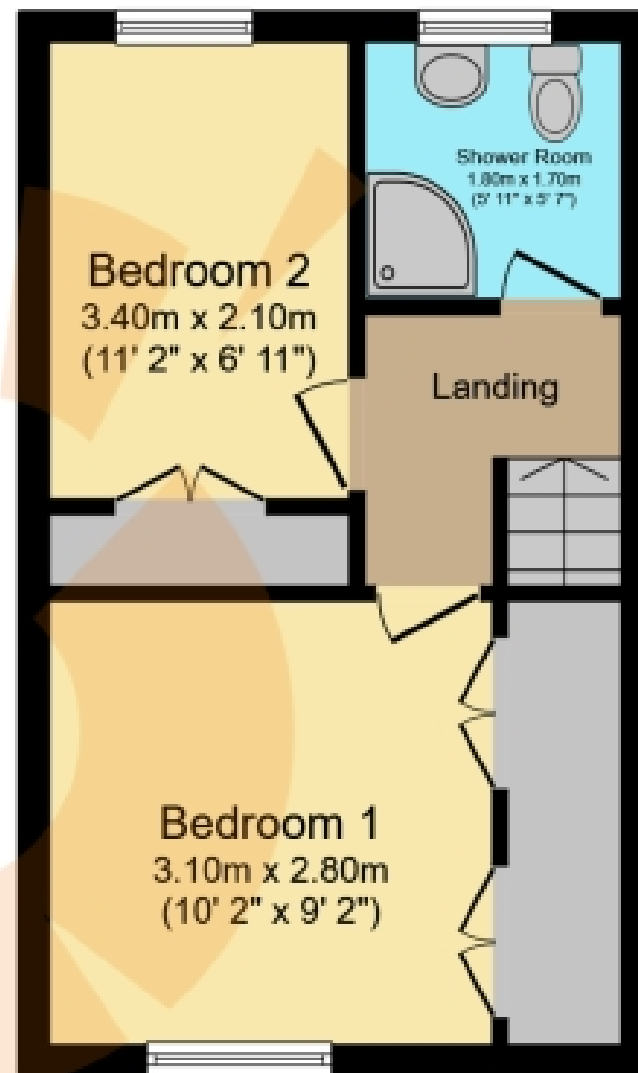
Offers Over £125,000





Ground Floor

Floor area 28.0 m² (301 sq.ft.)



First Floor

Floor area 28.0 m² (301 sq.ft.)

TOTAL: 56.0 m² (603 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

THE PROPERTY

**** 2 BEDROOM SEMI DETACHED FAMILY HOME * PRIVATE DRIVEWAY * FULLY ENCLOSED REAR GARDEN * LUXURIOUS SHOWER ROOM * Please contact your personal estate agents, The Property Boom, for much more information and a copy of the home report.**

Welcome to No. 9 Smithstone Court, Girdle Toll, Irvine. This is a fantastic property that will present the ideal opportunity for first time buyers, families and also those considering downsizing.

When arriving at the property, you will find a private driveway combining monoblock and complimentary paving stone, with the added convenience of an attached garage. This lovely property sits in a quiet cul-de-sac and is very well maintained.

Entering the property itself, you are presented with a hallway, which connects you with the lounge through one of the stylish glass doors, and the staircase leading to the first floor. The lounge has been decorated tastefully enhanced with soft, warm tones. It is awash with natural light through its large window formation and features a stylish focal point fireplace.

The well-appointed kitchen features wall and base mounted cabinetry, which pair beautifully with the hard wood flooring. There is plentiful space for free standing appliances and includes a built-in breakfast bar area with space to dine at the stylish French doors. The kitchen gives direct access to a spacious walk-in cupboard.

Completing the property internally, there are two generously proportioned double bedrooms, both featuring in built storage solutions. The front bedroom is awash with natural light due to the large window. The shower room has luxurious impact, featuring stylish, horizontal brown and gold tiling with complimentary dark-on-dark embossed floor tiling. With fully tiled walk-in shower, curved, sunken, wash hand basin encased within a high gloss, caramel vanity unit with ample storage, and integrated high-grade wall hung W.C., Complete with coloured, contemporary, heated towel rail this shower room really has the wow factor.

To the rear of the property, is a fully enclosed garden. This presents the ideal space for children and pets alike, or even entertaining guests on a warm summers' day. The attractive 6 foot high, Two-tone Colourfence in brown with cream trellis, completely surrounds the rear garden affording total privacy. Our client has advised that this is a no maintenance fence and boasts both fireproof and stormproof qualities. The coloured fence compliments the golden gravel beautifully.

The property further benefits from gas central heating and double glazing throughout.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT

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