



**5 Kirkstyle Court, Girdle Toll, Irvine**

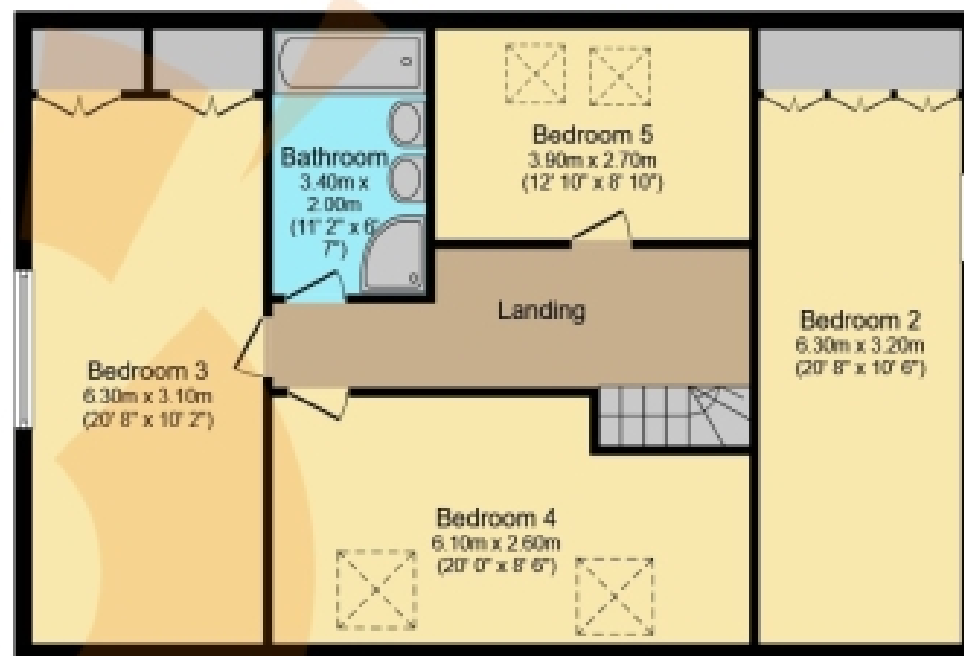
**Offers Over £320,000**





## Ground Floor

Floor area 97.0 m<sup>2</sup> (1,045 sq.ft.)



## First Floor

Floor area 95.2 m<sup>2</sup> (1,024 sq.ft.)

**TOTAL: 192.2 m<sup>2</sup> (2,069 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

\* IMMACULATE FAMILY HOME \* SOUGHT AFTER PRIVATE ESTATE \* EXTENSIVE MANICURED LAWNS \* QUIET CUL-DE-SAC \* FLEXIBLE ACCOMMODATION \* Please contact your personal estate agents, The Property Boom, for much more information and a copy of the home report.

Welcome to No. 5 Kirkstyle Court, Irvine. This fantastic home is the perfect opportunity for families looking for their forever home.

Arriving at the property, you will be presented with a well maintained multi-car monoblock driveway, with areas of delightful greenery at either side. The property also features a convenient, sizable garage.

Entering the home itself, you will be impressed with the level of natural light filtering from the floor to ceiling windows of the entrance vestibule. The hallway is tastefully decorated with soft neutral tones which flow throughout the entire property. The hallway seamlessly connects you with every room on the ground floor.

The lounge is strikingly spacious - and who doesn't love sitting in front a log burning fire? This stunning home benefits from this stunning focal point fireplace with a multi fuel stove .

The kitchen is warm and welcoming. It comprises Karndean flooring, alongside wall and base mounted cabinetry. The work surfaces allow masses of workspace for cooking up delicious meals. The stylish splash back tiling also adds to the warm and inviting feel of the kitchen. There is added space for dining, and with the separate dining room, you will never be short of space with this exceptionally versatile home.

Completing the ground floor, you will find a spacious double bedroom, comprising of excellent in-built storage solutions, and an en-suite shower room presented in immaculate condition.

The first floor of the property houses a further four double bedrooms, two of which are particularly spacious, and have the added benefit of substantial in built storage. Two of the double bedrooms have feature Velux windows.

There is a four piece family bathroom, comprising of a walk in shower, bath, W.C., and wash hand basin encased within a stylish vanity unit.

To the rear of the property, you will find extensive manicured lawns which are fully enclosed, making it the perfect space for children and pets alike. The garden also comprises of an impressive decking area, the ideal space for dining alfresco on a warm summers' day, or entertaining guests. The closed-off area featuring raised beds and a green house, make this garden a sanctuary for those fond of gardening.

The property further benefits from Gas Central Heating and Double Glazing throughout and both front and back door are still under guarantee.

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.

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