



6 Goldcraig Court, Girdle Toll, Irvine

Offers Over £240,000





Ground Floor

Floor area 89.7 m² (966 sq.ft.)



First Floor

Floor area 63.5 m² (683 sq.ft.)

TOTAL: 153.2 m² (1,649 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

**** QUIET CUL-DE-SAC LOCALE ** IMPRESSIVE ROOM SIZES & EXCELLENT IN-BUILT STORAGE ** MULTI-CAR DRIVEWAY ** INTEGRAL GARAGE ** LOW-MAINTENANCE 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. 6 Goldcraig Court, a stunning detached villa nestled in the sought-after Girdle Toll area of Irvine. This wonderful family home is just a short drive from local amenities, eateries, schools, and public transport links, offering both convenience and comfort.

Situated in a peaceful cul-de-sac, No.6 boasts an extensive monobloc driveway accommodating up to four vehicles, along with an integral garage for additional storage. Upon entering, you're welcomed into a spacious reception hallway that leads seamlessly to the impressive family lounge. This generous space is beautifully presented with soft neutral décor and solid oak flooring, creating a warm and inviting atmosphere.

The well-appointed dining kitchen features a range of wall and base units, complimented by stylish granite-effect worktops for a modern and functional workspace. There is ample space for dining, along with a charming breakfast bar, making it the perfect spot for family meals. Off the kitchen, a matching utility room provides additional storage and workspace for added convenience.

A delightful sunroom offers a tranquil and versatile space for the whole family to enjoy. Completing the ground level is a simple yet elegant W.C.

On to the upper level, you will find four generously proportioned bedrooms, with Bedrooms One through Three benefiting from excellent built-in storage. Bedroom One further impresses with a contemporary en-suite shower room. A stylish three-piece family bathroom, complete with a bath and overhead shower, W.C., and wash hand basin, completes the home internally.

To the rear, the fully enclosed and well-maintained garden is predominantly paved for low-maintenance living, with a neatly manicured drying green.

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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