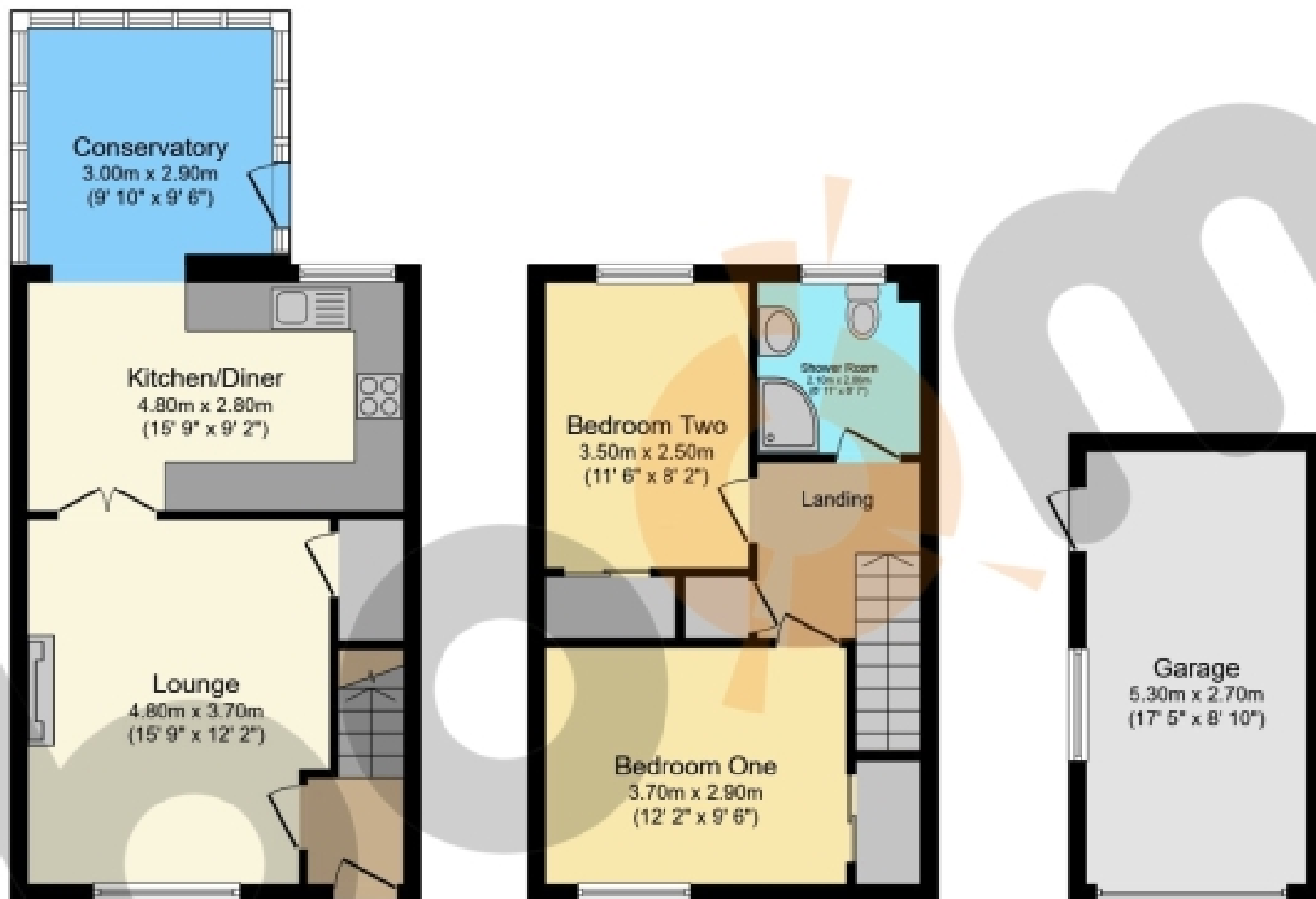




12 Ochil Court, Irvine

Offers Over £135,000





Ground Floor

Floor area 43.2 sq.m. (465 sq.ft.)

First Floor

Floor area 33.9 sq.m. (365 sq.ft.)

Garage

Floor area 14.3 sq.m. (154 sq.ft.)

TOTAL: 91.3 sq.m. (983 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

* CHARMING CONSERVATORY * GARAGE * FULLY TILED SHOWER ROOM * FULLY ENCLOSED REAR GARDENS / PAVED PATIO * Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 12 Ochil Court, Irvine. This fabulous two bedroom semi detached home presents the ideal opportunity for families looking for a forever home.

To the front of the property is a garage with parking space to the side, offering safe and convenient off street parking. Entering the property itself, you are presented with a welcoming entrance hallway. The lounge is spacious and is decorated with neutral tones. The focal point fireplace adds to the charm of this room.

The kitchen is modern and features white high gloss wall and base mounted cabinetry, pairing well with the white splash back tiling. There is plenty of space for dining in the designated dining area.

The ground floor also features a charming conservatory, an additional sociable area for a hot summer's day.

On the first floor of the property, you will find two generously proportioned double bedrooms. There is also a fully tiled three piece shower room, comprising of a walk in corner shower, w.c., and a wash hand basin.

To the rear of the property, is a fully enclosed garden, with paved areas, the ideal space for dining alfresco.

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

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY?

TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

www.thepropertyboom.com
Head Office : 31 Braehead, Beith, KA15 1EG
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com