



Choice Properties are delighted to bring to the market this recently upgraded 2 double bedroom ground floor flat that is in move in condition and set in a sought after location..Further comprising of a good sized lounge, recently re fitted modern dining kitchen and an upgraded bathroom.The property has been mostly re-plastered and has off street parking via a driveway and its own private enclosed front and side garden.This home offers good value in the current market and is an ideal first time, buy to let or retiral buy.HOME REPORT AVAILABLEACCOMMODATION:-ENTRANCE HALLWAY8'2" x 3'6" (2.47m x 1.05m) approxAccessed from a secure entry communal hallway via a wood and glazed door is the entrance hallway.There are 2 large walk in storage cupboards. 1 has the electric meter and shelving and the other has shelving and a rail.The flooring is tiled there is a power point, ceiling light, smoke alarm and a BT point.The entrance hallway gives access to the lounge.LOUNGE14'6" x 13'4" (4.41m x 4.05m) approxAccessed from the entrance hallway via a wood and stained glass door is this good sized bright side facing lounge.This room has been re-plastered and has neutral decor throughout. There has been a new carpet laid that runs through to the inner hallway and 2 double bedrooms. The secure door entry system phone point is here.There are ample power points a central ceiling light a BT point and the room is wired for SKY TV. The room is also wired for Broadband.This room gives access to the dining kitchen and the inner hallway.DINING/KITCHEN16'5" x 6'10" (5m x 2.05m) approxAccessed from the lounge via a wood and 15 pane glazed door is this good sized dining kitchen.This recently fitted modern kitchen has an ample range of base and wall units with a complimentary work surface and tiled splash back.There is space for dining off a breakfast bar area.There is a 1 bowl stainless steel sink with a chrome mixer tap a stainless steel Stoves cooker, space and plumbing for a washing machine and space for a fridge and freezer.The kitchen also has 2 storage cupboards. 1 is deep with shelving and the other is fully shelved.There are ample power points, a central strip light and the flooring is tiled.INNER HALLWAY5'8" x 3'6" (1.71m x 1.05m) approxAccessed from the lounge via a wood and 15 pane glazed door is the inner hallway.The inner hallway gives access to the bedrooms and the bathroom and has a large walk in storage cupboard that is shelved and houses the hot water tank.There is a ceiling light, smoke alarm and the flooring has a new carpet.BEDROOM 116'1" x 8'6" (4.90m x 2.58m) approxAccessed from the inner hallway via a wood door is the first large rear facing double bedroom.There is a new carpet laid, ample power points, a ceiling light and the room has been re-plastered.BEDROOM 212'11" x 9'6" 3.94m x 2.89m) approxAccessed from the inner hallway via a wood door is the second side facing double bedroom.This room has also been re-plastered and has a new carpet laid with ample power points and a ceiling light.BATHROOM6'4" x 6'3" (1.90m x 1.95m) approxAccessed from the inner hallway via a wood door is the side facing bathroom.There is a 3 piece white suite comprising of a new bath with a shower over a WC and a wash basin.This room has been fully tiled and there is a ceiling light and an extractor fan.GARDENSThe property has its own front and side facing gardens that has a lawn and is bordered by

Suburbs and parks are the rear end of the commuter belt. The A78 motorway gives quick access to park homes, a double shopping centre and links with the fringing golf courses. The estate is enclosed with hedging trees. A BEAUTIFUL PROPERTY IN MOSTLY NEW DEVELOPMENT WITH EARLY VIEWING IS HIGHLY ADVISED. We will be pleased to provide you with a free valuation and sales advice without any obligation please do not hesitate to give us a call for further advice and help about the selling of your home. Local schools there is an alternative choice of both primary and secondary schools available in the area and Kilmarnock has Irvine High School, second school - Irvine Royal academy at Ravenspark and the new state of the art Greenwood Academy built at the end of 2007. The A78 from Irvine to Kilmarnock gives easy access to the recently updated and refurbished A77, M77 motorway link and all main arterial routes. This provides easy access for the commuter with links accessing in either direction towards Ayr and Govan and the Ayrshire coast and in a Northernly direction toward Glasgow. The West Coast of Ayrshire and its beaches is only minutes away. Irvine has a mainline rail station with a comprehensive half hourly service to Glasgow and the main west coast line south. Prestwick International Airport is 11 miles away and has regular and enhanced flight service flights to London, Dublin and the rest of Europe. Glasgow Airport is 22 miles away and is the main route for all the major tour operators and also has regular services southbound. Ayr is 16 miles away and is Ayrshire's foremost town and as such offers a good range of high street shops, supermarkets, recreational and professional facilities. In addition there are a number of well renowned restaurants. Ayrshire is famous worldwide for golf with



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championship courses 9 miles away at Royal Troon. Turnberry was the venue for the Scottish open in 2009. Colin Montgomery's new course at Rowallan Castle outside of Kilmarnock opened in the spring of 2009. There is also excellent sailing with yachting marinas at Troon and further up the coast at Largs and Inverkip. Irvine has its own harbour and water sports club. Game sports are supported in the region with some of South West Scotland's finest salmon and trout fishing available in the area's lochs and rivers. Equestrian Pursuits are exceptionally well catered for. There are several local schools and arenas and Rowallan Equestrian centre 7 miles away on the outskirts of Fenwick.

ENTRANCE HALLWAY - 2.47m (8'1") x 1.05m (3'5") LOUNGE - 4.41m (14'6") x 4.05m (13'3") DINING/ KITCHEN - 5.2m (17'1") x 2.05m (6'9") INNER HALLWAY - 1.71m (5'7") x 1.05m (3'5") BEDROOM 1 - 4.9m (16'1") x 2.58m (8'6") BEDROOM 2 - 3.94m (12'11") x 2.89m (9'6") BATHROOM - 1.9m (6'3") x 1.95m (6'5")

Notice Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance.

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