



# 15 East Bowhouse Head

Girdle Toll  
Irvine, KA11 1PG  
P.O.A.

**GREIG**  
*Residential*



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Greig Residential are delighted to present to the market this substantial four bedroom end of terrace Villa situated in the popular residential area of Girdle Toll, Irvine. Offering spacious flexible accommodation over two levels this property is also complemented by a conservatory, private low maintenance gardens and allocated parking space.

Boasting a wealth of potential throughout this is the ideal family home and is sure to appeal to a wide range of buyers.





#### Hallway

1.10m x 3.04m (3' 7" x 10' 0") Access is given via an outer UPVC door to a welcoming entrance hallway offering neutral decor and laminate flooring. The hallway gives access to the lounge, bedroom three and shower room.

#### Lounge/Dining Room

3.44m x 5.98m (11' 3" x 19' 7") Generously proportioned main apartment boasting neutral decor, ample space for free standing furniture and dinning area, practical storage cupboard, laminate flooring and double glazed window to the rear. Door access is given to the kitchen, conservatory and rear hallway with carpeted staircase leading to the upper level.

#### Conservatory

2.30m x 2.73m (7' 7" x 8' 11") Spacious additional living space offering neutral decor, tiled flooring and double glazed windows to two aspects overlooking the rear garden.

#### Kitchen

2.41m x 3.04m (7' 11" x 10' 0") Fully fitted kitchen complete with ample wall and base storage units with complementary work surface, integrated oven, gas hob and extractor hood, plumbing and space for washing machine and fridge freezer, vinyl flooring and a double glazed window to the front.

#### Bedroom Three

2.54m x 3.04m (8' 4" x 10' 0") Conveniently located on the lower level a spacious double bedroom with neutral decor, recess, ceiling coving, fitted carpet and a double glazed window to the front.

#### Shower Room

1.07m x 2.90m (3' 6" x 9' 6") Practical shower room located on the lower level comprising of a wash hand basin, wc, shower cubicle, full height tiling to walls and vinyl flooring.

#### Bedroom One

4.26m x 3.40m (14' 0" x 11' 2") Generous master bedroom providing neutral decor, fitted carpet and double glazed window to the rear.

#### Bedroom Two

3.28m x 3.05m (10' 9" x 10' 0") Spacious double bedroom with neutral decor, double fitted wardrobes, laminate flooring and a double glazed window to the front.

#### Bedroom Four

2.45m x 3.40m (8' 0" x 11' 2") A fourth double bedroom with neutral decor, laminate flooring and a double glazed window to the rear.

#### Bathroom

2.03m x 1.94m (6' 8" x 6' 4") Completing the accommodation is the family bathroom comprising of wash hand basin, wc, bath with overhead mains shower, full height tiling to walls, tiled flooring and a double glazed opaque to the front.

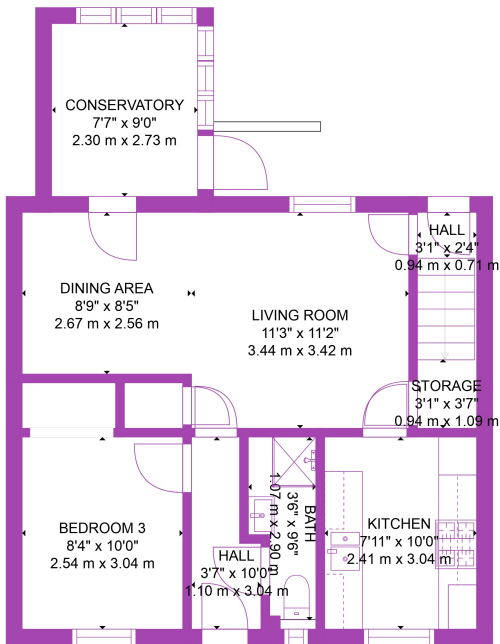
#### Externally

This property boasts private gardens to the rear, the garden is fully enclosed with a paved patio perfect for al fresco dining and entertaining.

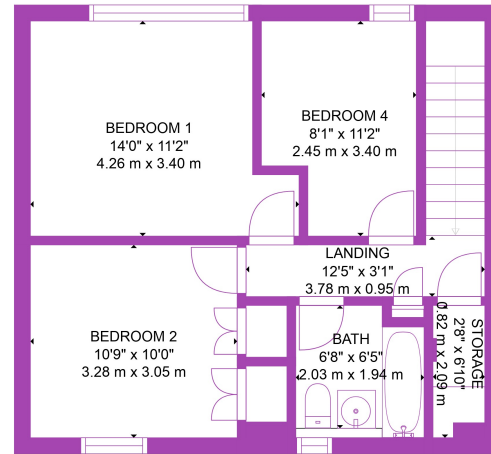
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