



23 Woodhill Crescent

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

GREIG
Residential



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Girdle Toll, Irvine, KA11 1QR

Proudly presenting to the market this modern two bedroom detached villa located within the popular residential area of Girdle Toll, Irvine providing ease of access to all local amenities and schooling. Presented in immaculate condition with modern fixtures and fittings, this home offers generous living space over two levels complemented with neutral décor throughout. Further benefiting from a well maintained private rear garden and driveway this is the perfect first time buy or downsize and is sure to impress all who view.





Hallway

A welcoming entrance hallway offering neutral decor and laminate flooring. The hallway gives access to the lounge and a carpeted staircase leads to the upper level.

Lounge

3.97m x 3.01m (13' 0" x 9' 11") Generously proportioned main apartment boasting soft, neutral decor, laminate flooring, a double glazed window to the front and door providing access to kitchen.

Kitchen/Diner

3.97m x 2.85m (13' 0" x 9' 4") Modern fully fitted kitchen offering neutral décor with tiled splashback, contemporary oak effect work surfaces, integrated oven, hob and hood, integrated fridge, freezer, plumbing space for a washing machine, stainless steel sink and drainer, practical under stair storage cupboard, plentiful space for dining table and chairs, laminate flooring, two double glazed windows to rear and door to side garden.

Bedroom One

3.05m x 3.00m (10' 0" x 9' 10") Generous double bedroom featuring neutral décor, fitted carpet, triple door fitted wardrobes and double glazed window to the front.

Bedroom Two

3.22m x 2.04m (10' 7" x 6' 8") Spacious double bedroom, neutral children's décor, fitted carpet, double door fitted wardrobes and double glazed window to rear.



Bathroom

1.92m x 1.67m (6' 4" x 5' 6") Completing the accommodation is the family bathroom comprising of WC, wash hand basin, bath with over head electric shower, crisp white tiled finish to walls with soft décor, contrasting dark tiled flooring and double glazed opaque window to rear.

External

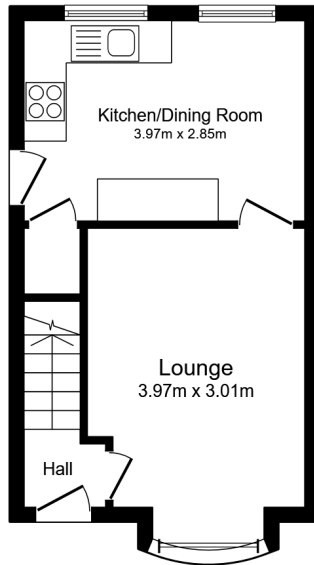
This property boasts spacious front and rear gardens, the front has been laid to chips with driveway providing off street parking and leading to a generous rear garden laid to lawn with a chipped border and patio area perfect for alfresco dining.

Council Tax Band

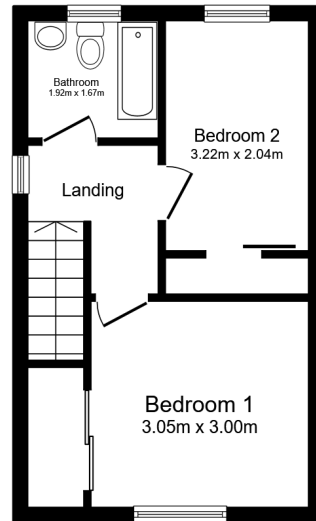
Band C

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Ground Floor



First Floor

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Greig Residential
18 Henrietta Street, East Ayrshire
KA4 8HQ
01563 501350
info@greigresidential.co.uk