



146 Paterson Avenue  
Irvine, KA12 9LL  
P.O.A.

**GREIG**  
*Residential*





# Paterson Avenue

Irvine, KA12 9LL

Greig Residential are delighted to present this spacious two-bedroom ground floor flat, offering generous all on the level accommodation suited to a wide range of buyers. Ideally located in a popular residential area of Irvine, the property is well positioned on a bus route and within close proximity to local amenities and well regarded schools. This versatile home presents an excellent opportunity for first-time buyers, downsizers, or investors alike. Externally, the property benefits from communal garden grounds and ample on-street parking. With its potential and convenient setting, early viewing is highly recommended.





### Hallway

1.96m x 5.06m (6' 5" x 16' 7") The welcoming entrance hallway is complete with crisp white decor, three generous storage cupboards and double glazed window to the front. Door access to all apartments.

### Lounge

3.31m x 5.5m (10' 10" x 18' 1") The lounge is a generously proportioned main living apartment offering neutral decor, ceiling coving and dual aspect double glazed windows to the front and rear. Ample space for freestanding furniture.

### Kitchen

2.43m x 3.45m (8' 0" x 11' 4") The fitted kitchen offers a range of fitted wall and base storage units with complementary work surfaces, composite sink and drainer, integrated oven and gas hob. Plumbing/space for washing machine and fridge/freezer, tiled splashback, neutral decor and double glazed window to the side.

### Bedroom One

4.6m x 3.45m (15' 1" x 11' 4") The master bedroom is a generous double offering crisp white decor with ceiling coving and a double glazed window to the side.

### Bedroom Two

3.58m x 2.83m (11' 9" x 9' 3") The second double bedroom offers neutral decor, ceiling coving and a side facing double glazed window,



### Bathroom

1.52m x 3.45m (5' 0" x 11' 4") Completing the accommodation is the three piece bathroom suite comprising of a wash hand basin, wc and bath with mains overhead shower. Neutral tiling to walls, soft decor and double glazed opaque window to the side.

### External

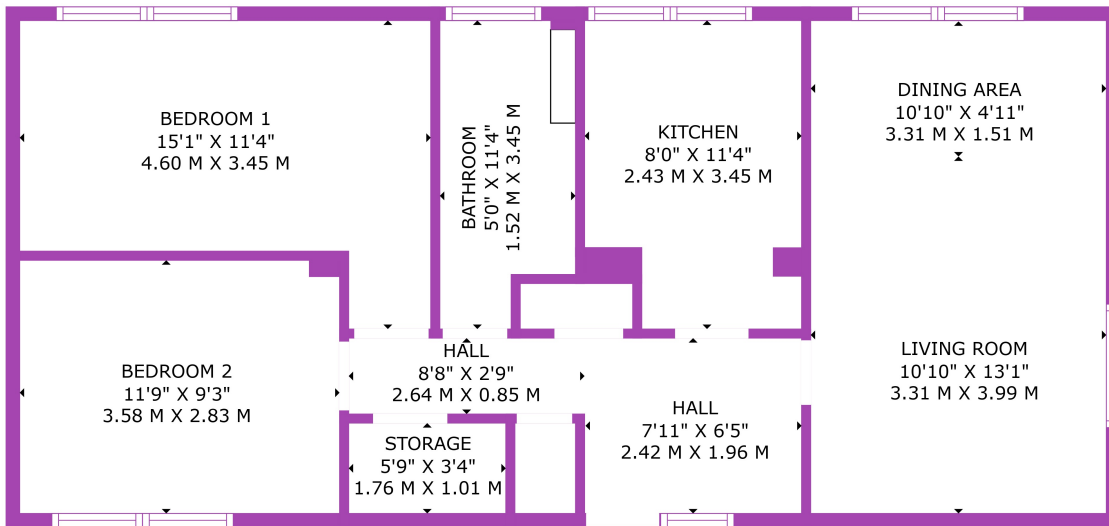
There are communal garden grounds laid with paving and lawn. Plentiful on street parking available.

### Council Tax

Band A

### Disclaimer

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Greig Residential  
 18 Henrietta Street, East Ayrshire  
 KA4 8HQ  
 01563 501350  
[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)