



87 Belfast Quay  
Irvine, KA12 8PR  
P.O.A.

**GREIG**  
*Residential*



# Belfast Quay

Irvine, KA12 8PR

Ideally situated within the ever popular Moorings development, Harbourside, Irvine boasting an outstanding coastal location with the stunning Isle of Arran providing a picturesque backdrop, this generous two bedroom upper flat is sure to impress. Having been lovingly maintained providing neutral decor throughout, complete with allocated parking, secure entry system and lift, this ticks all the boxes for modern living.

Located within the Harbourside with all local amenities including a variety of shops, ice cream parlour and abundance of cafes and eateries all a short walk away, this property further benefits from being within walking distance to a variety of transport links providing access to Ayr and Glasgow. Perfect for a first time buyer, those looking to downsize or a commuter looking for a more tranquil home.







### Hallway

4.35m x 1.25m (14' 3" x 4' 1") Accessed by outer fire door from communal secure entry, the welcoming hallway provides access to all apartments and is complete with a fitted carpet and neutral wall decor.

### Lounge

5.09m x 4.76m (16' 8" x 15' 7") Generous main apartment with open plan layout to the kitchen, fitted carpet, white decor, a double glazed window to the side and double patio doors to balcony.

### Kitchen

2.84m x 2.76m (9' 4" x 9' 1") A selection of wall and base units with integrated fridge freezer, plumbing space for a washing machine, stainless steel sink and drainer, ceiling spot lights, integrated oven, four burner gas hob, extractor hood, vinyl flooring and a small double glazed window to the side.

### Bedroom One

4.40m x 2.94m (14' 5" x 9' 8") Generous double bedroom with fitted wardrobes, neutral decor, fitted carpet, double glazed window to the front and door access to the en-suite.

### En-Suite

1.80m x 1.78m (5' 11" x 5' 10") Three piece suite with wc, wash hand basin, corner shower cubicle with mains operated shower, tiled flooring and chrome heated towel rail.

### Bedroom Two

3.13m x 2.87m (10' 3" x 9' 5") Spacious double bedroom with fitted wardrobes, white decor, fitted carpet and a double glazed window to the front.

### Bathroom

2.43m x 1.82m (8' 0" x 6' 0") Three piece suite with wc, wash hand basin, bath with mains operated shower over, tiling to walls and floor and chrome heated towel rail.

### External

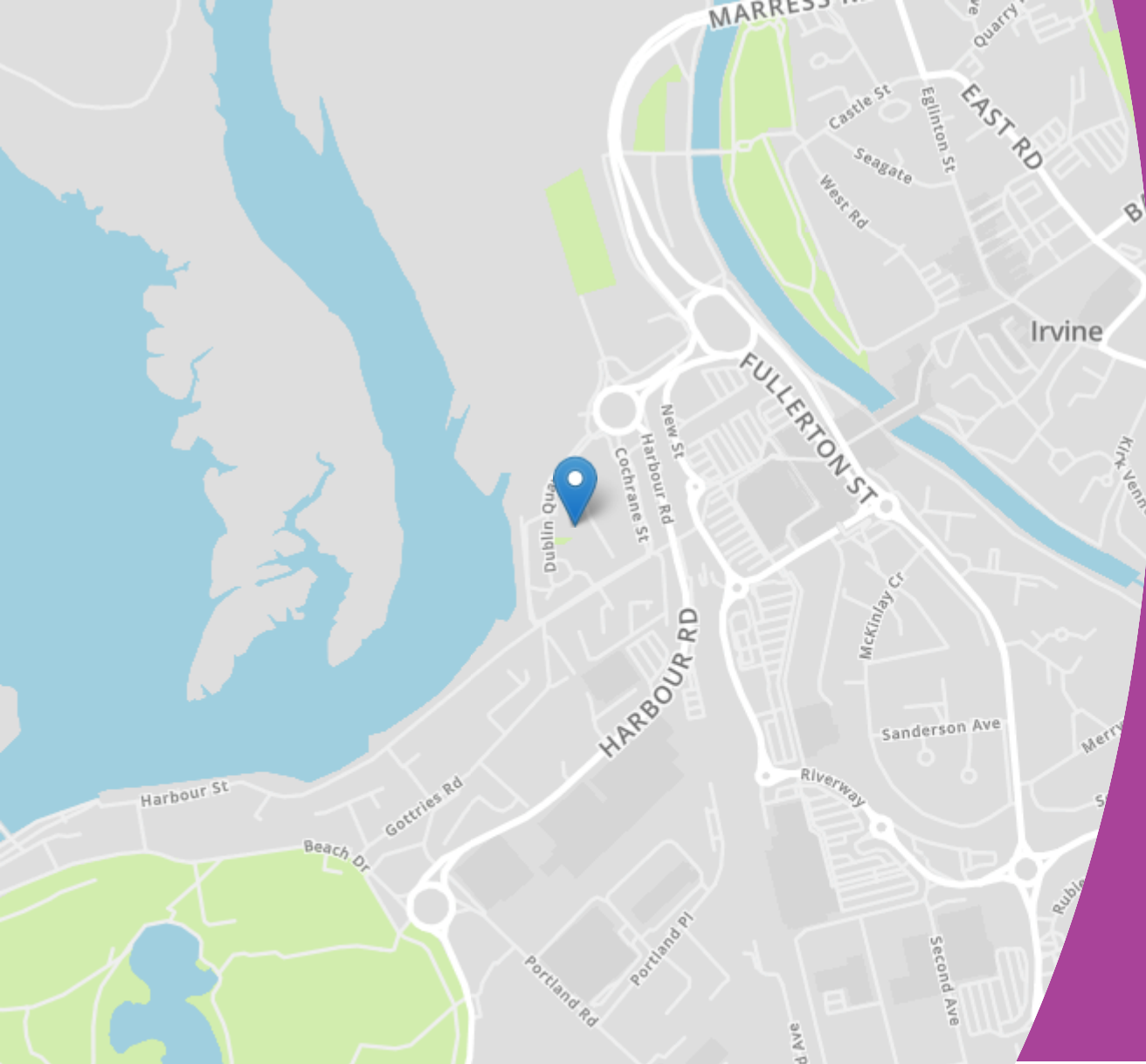
This property further benefits from allocated parking within a private car park.

### Council Tax

Band C

### 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)