



33 Alexander Macmillan Way
Irvine, KA11 4DS
P.O.A.

GREIG
Residential



Alexander Macmillan Way

Irvine, KA11 4DS

Proudly presenting to the market this exceptional three-bedroom semi-detached villa is nestled within a sought-after residential estate in Irvine, conveniently located near the town centre and harbourside amenities, transport links, and schools. This well-maintained property offers spacious family living space across two levels, adorned with contemporary décor and modern fixtures and fittings throughout. The home is further enhanced by its superb low-maintenance private gardens at the rear, complete with a summer house, and ample off-street parking at the front, making it an ideal family home that is bound to impress all viewers.





Hallway

3.35m x 1.36m (11' 0" x 4' 6") Access via outer composite door into hallway offering neutral décor, laminate flooring, door access to WC/Cloaks and lounge with carpeted staircase to upper level.

Lounge

4.10m x 4.05m (13' 5" x 13' 3") Generous main apartment featuring media wall complete with stylish décor, laminate flooring, storage cupboard, double glazed window to the front and door access to kitchen/dining.

Kitchen/Dining

5.22m x 2.92m (17' 2" x 9' 7") Contemporary fitted kitchen boasting generous cream wall and base units complemented by light oak-effect work surfaces and matt black finishes. Offering an integrated oven, induction hob, and extractor hood, a black composite sink with drainer, an integrated fridge-freezer, plumbing and space for a washing machine, tiled splashback, under-cabinet lighting, and ample room for a dining table and chairs. A double-glazed window overlooks the rear, and double patio doors providing access to rear gardens.



WC/Cloaks

2.40m x 1.33m (7' 10" x 4' 4") Two piece suite comprising of WC and wash hand basin vanity unit, half height tiling to walls complimented by contemporary grey décor, laminate flooring and three small double glazed opaque windows to the front.

Bedroom One

3.66m x 2.96m (12' 0" x 9' 9") Generous double bedroom offering contemporary children's décor, fitted carpet and double glazed window to the front.

Bedroom Two

3.60m x 2.80m (11' 10" x 9' 2") Generous double bedroom offering grey décor, fitted carpet and double glazed window to the front.

Bedroom Three

3.30m x 2.98m (10' 10" x 9' 9") Generous double bedroom offering grey décor, fitted carpet, fitted wardrobes and double glazed window to the rear.



Bathroom

2.28m x 2.13m (7' 6" x 7' 0") Three piece suite comprising of WC, wash hand basin combination unit with shower over bath, black heated towel rail, tiling to wall at shower and wash hand basin, chevron vinyl flooring and double glazed opaque window to the rear.

External

The property boasts generous, low-maintenance private gardens at the rear, complete with a patio ideal for al fresco dining. It is further enhanced by a summer house that provides extra space for entertainment.

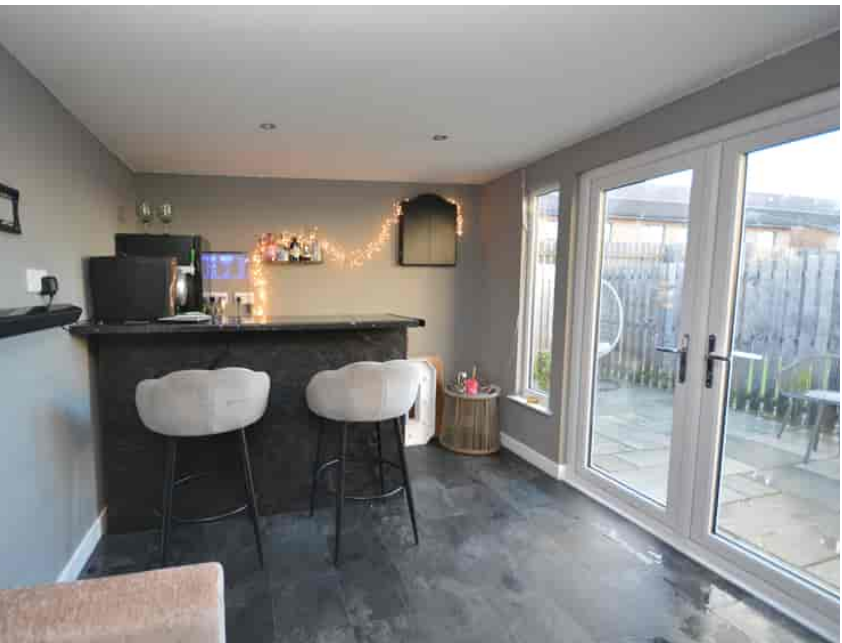
Additionally, it benefits from ample off-street parking with a monobloc driveway at the front.

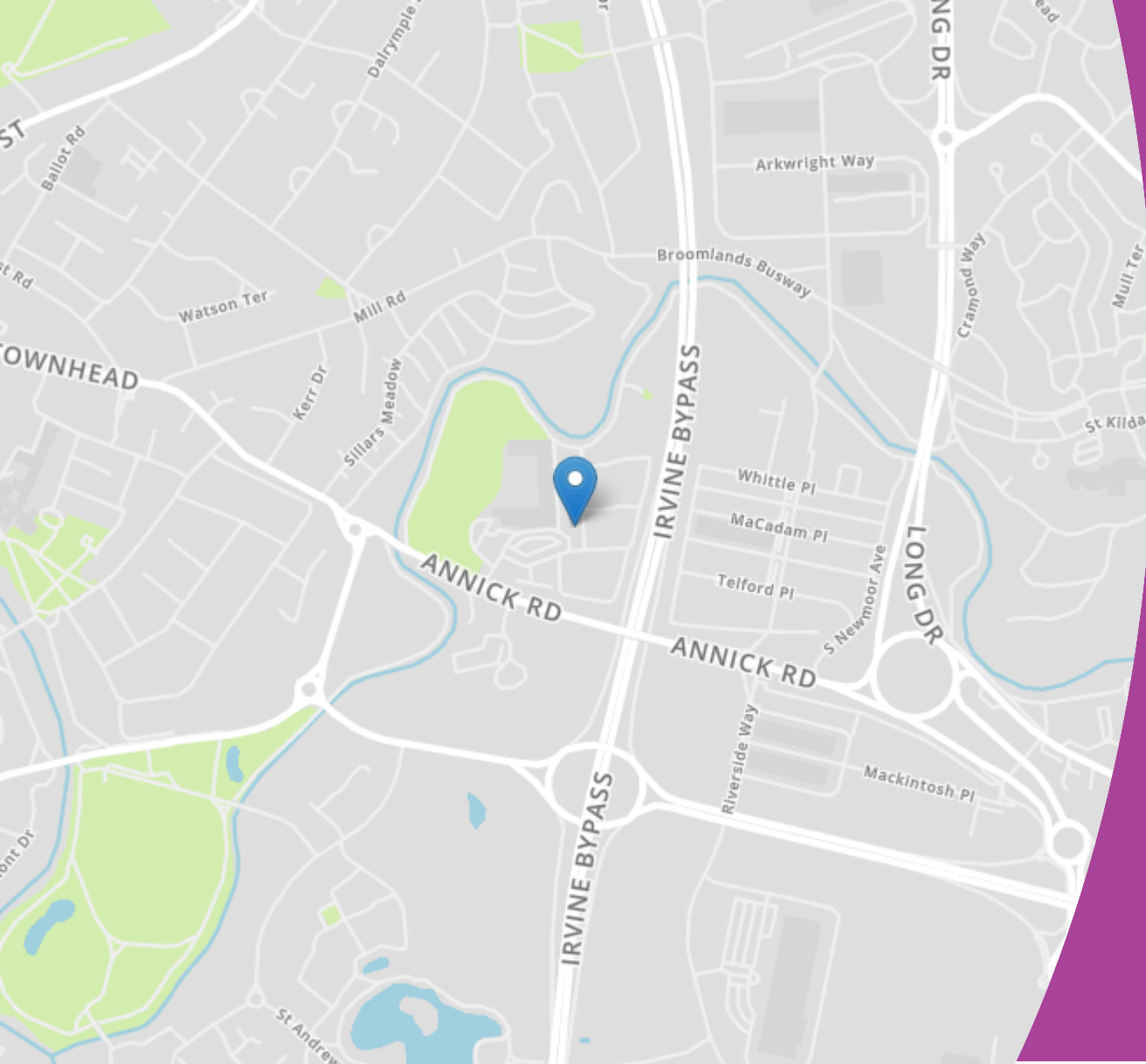
Council Tax Band

Band D

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