



149 Paterson Avenue  
Irvine, KA12 9LT  
P.O.A.

**GREIG**  
*Residential*



# Paterson Avenue

Irvine, KA12 9LT

Proudly presenting to the market, this superb two bedroom end of terraced villa, ideally positioned within a popular residential area of Irvine boasting convenient ease of access to all local amenities, schooling and transport links. The property offers spacious accommodation arranged over two levels and is finished throughout in modern, contemporary décor with stylish fixtures and fittings. Further enhanced by low maintenance, fully enclosed private gardens, this home represents an ideal first time purchase, family home or downsizing opportunity and is sure to impress all who view.





### Hallway

2.34m x 2.28m (7' 8" x 7' 6") Access is given to a spacious welcoming hallway boasting stylish contemporary decor and laminate flooring. Door access is given to the lounge, kitchen and a carpeted staircase leads to the upper level.

### Lounge

3.07m x 5.41m (10' 1" x 17' 9") Generously proportioned main apartment neutral decor with a contemporary feature wall, laminate flooring and duel aspect double glazed windows to the front and rear.

### Kitchen

3.17m x 3.03m (10' 5" x 9' 11") Fully fitted modern kitchen complete with stylish wall and base units providing ample storage with contrasting work surface, plumbing and space for a range style cooker, fridge freezer and washing machine, sink and drainer, neutral decor, laminate flooring, a double glazed window and a door leading to the rear garden.

### Bedroom One

4.47m x 2.74m (14' 8" x 9' 0") The master bedroom is a generous double boasting stylish neutral decor, fitted carpet and a large double glazed window to the front.

### Bedroom Two

Spacious double bedroom with contemporary childrens decor, fitted carpet and a double glazed window to the rear.

### Upper Landing

1.77m x 1.72m (5' 10" x 5' 8") The upper landing offers stylish decor, large practical storage cupboard, fitted carpet and provides access to two bedrooms and bathroom.

### Bathroom

Completing the accommodation is the family bathroom comprising of a wash hand basin with vanity storage, wc, large walk in shower cubicle with mains shower, stylish tiled finish, wet wall ceiling and spotlights, tiled flooring and a double glazed opaque window to the rear.

### Externally

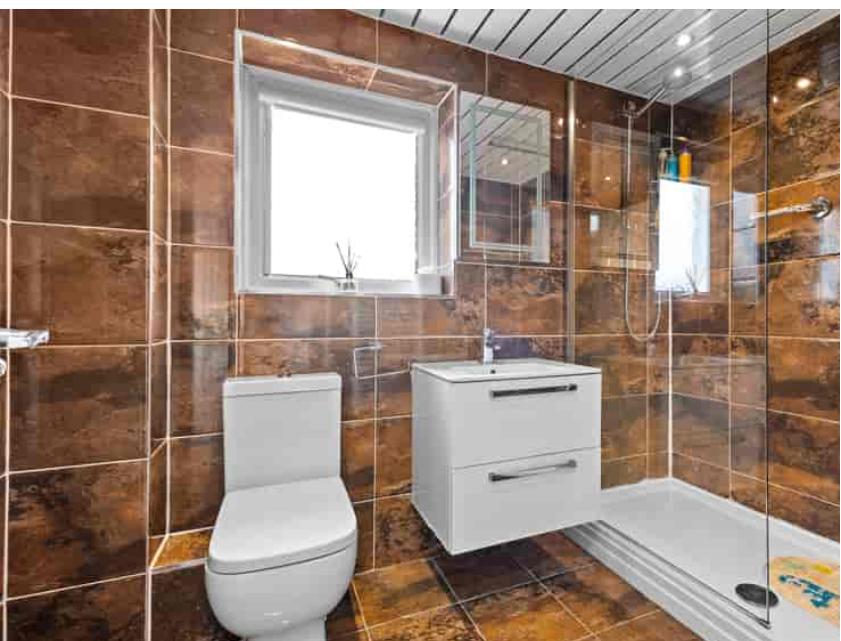
Set on a generous plot, the property features private front and rear gardens. The front garden is finished with contemporary decorative chippings, while the rear offers a chipped area and a paved patio, ideal for al fresco dining and entertaining.

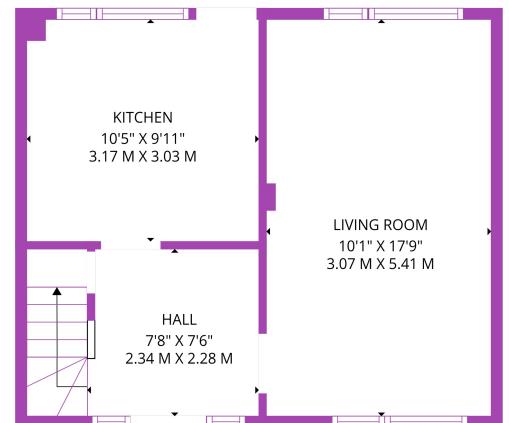
### Council Tax Band

Band B

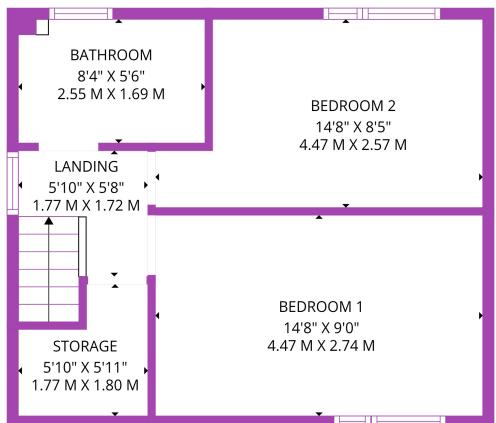
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GROUND FLOOR



1ST FLOOR

**TOTAL: 710 sq. ft, 66 m<sup>2</sup>**  
 Ground floor: 369 sq. ft, 34 m<sup>2</sup>, 1st floor: 341 sq. ft, 32 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 28 sq. ft, 3 m<sup>2</sup>, WALLS: 78 sq. ft, 7 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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