



28 Dalmore Way  
Irvine, KA11 2BT  
P.O.A.

**GREIG**  
*Residential*



## Dalmore Way

Irvine, KA11 2BT

Proudly presenting to the market this three bedroom modern semi detached villa positioned within a quaint cul se sac location in a popular residential area of Irvine, close to local amenities, transport links and schooling. Having been lovingly upgraded offering spacious neutrally decorated living space, low maintenance private gardens and plentiful off street parking on driveway, this is the ideal family home or first time buy.





### Hallway

1.67m x 1.30m (5' 6" x 4' 3") Accessed by outer UPVC door into hallway offering soft neutral décor, decorative tiled flooring, carpeted staircase to upper level and white glazed door giving access to lounge.

### Lounge

4.60m x 3.32m (15' 1" x 10' 11") Generous main apartment with partial open plan layout to dining room offering soft neutral décor, fitted carpet, ceiling spotlights, decorative white glazed door to hallway and double glazed window to the front.

### Dining Room

3.00m x 2.20m (9' 10" x 7' 3") Partial open plan layout to lounge offering soft neutral décor, fitted carpet, ceiling spotlights, white glazed door giving access to kitchen and double patio door to rear gardens.



### Kitchen

3.17m x 2.48m (10' 5" x 8' 2") Fitted kitchen offering gloss wall and base units with contrasting oak effect work surfaces, integrated oven with induction hob and extractor hood, stainless steel sink and drainer, integrated fridge freezer, plumbing/space for washing machine, storage cupboard, tiled splashback, ceiling spotlights, laminate flooring, double glazed window to the rear and door access to rear gardens.

### Bedroom One

3.50m x 2.40m (11' 6" x 7' 10") Generous double bedroom offering contemporary décor, fitted carpet, double door fitted wardrobes and double glazed window to the front.

### Bedroom Two

2.85m x 2.65m (9' 4" x 8' 8") Generous double bedroom offering soft neutral décor, fitted carpet, storage cupboard and double glazed window to the rear.

### Bedroom Three

2.86m x 2.20m (9' 5" x 7' 3") Single bedroom offering contemporary grey décor, fitted carpet, over stair storage cupboard and double glazed window to the front.



### Bathroom

1.92m x 2m (6' 4" x 6' 7") Three piece white suite comprising of WC, wash hand basin combination unit and mains operated shower over bath, chrome heated towel rail, ceiling spotlights, laminate flooring and double glazed opaque window to the rear.

### External

Generous enclosed low maintenance private gardens laid to lawn, chip and patio with raised decking area perfect for al fresco dining and entertaining.

Offering plentiful off street parking to the front and side on driveway with laid to lawn garden.

### Council Tax Band

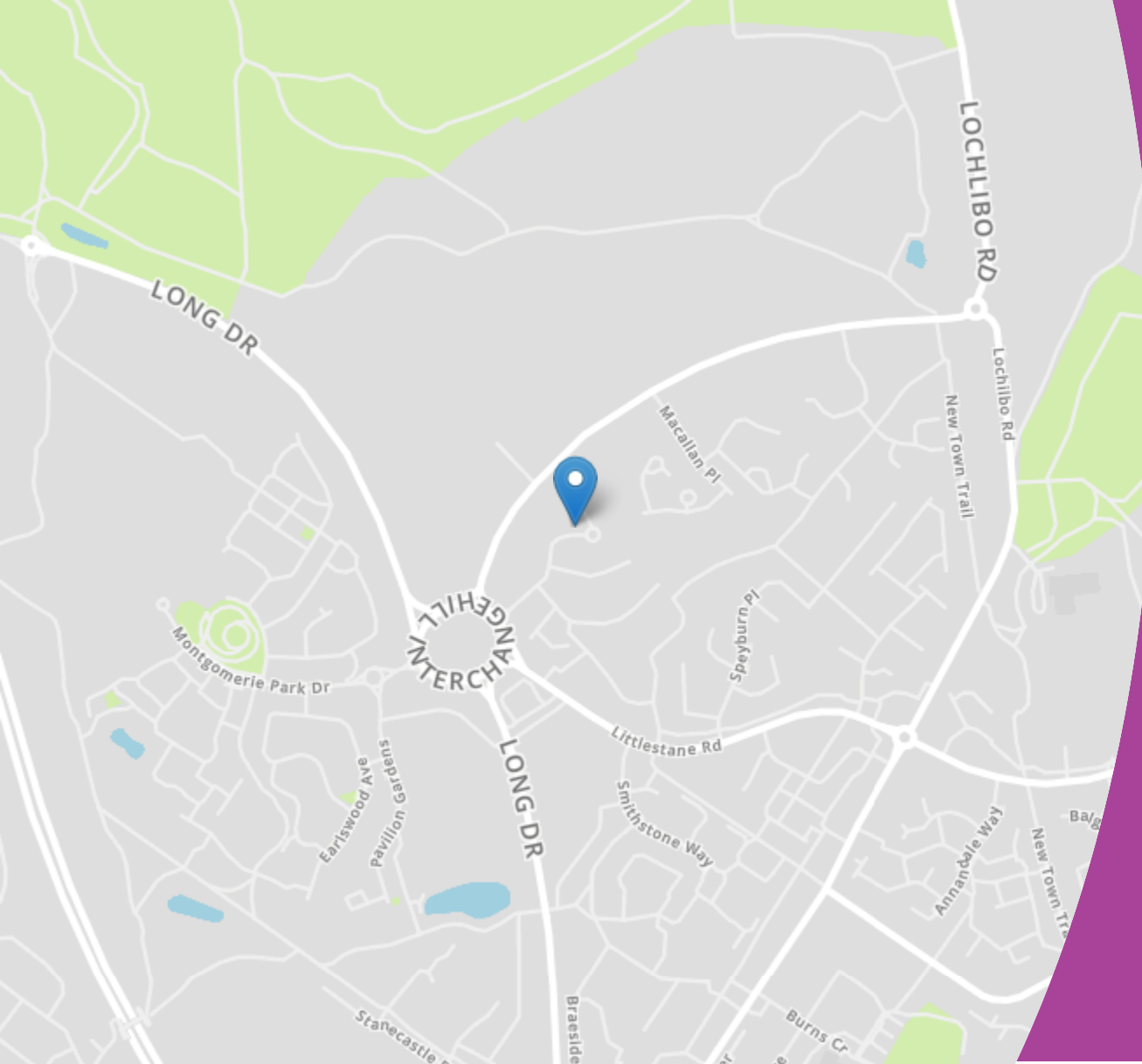
Band D

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