



24 Broomlands Drive
Irvine, KA12 0DX
P.O.A.

GREIG
Residential



Broomlands Drive

Irvine, KA12 0DX

Proudly presenting to the market this superb two bedroom terraced villa located within a popular residential area on the periphery of Irvine town centre boasting convenient ease of access to all local amenities, schooling and transport links. Offering spacious accommodation over two levels, this property further benefits from a superb sun room and is complete with neutral decor and stylish fixtures and fittings throughout. Complimented by private, spacious gardens, this is the ideal first time buy, family home or downsize and is sure to impress all who view.





Hallway

1.29m x 1.75m (4' 3" x 5' 9") Access is given to a welcoming spacious hallway complete with neutral decor and solid oak flooring. The hallway gives access to the lounge and a carpeted staircase leads to the upper level.

Lounge/Dining

Generously proportioned main apartment offering neutral decor, ceiling coving, plentiful spacious for free standing furniture, solid oak flooring, a double glazed window to the front and double glazed patio doors leading to the sun room.

Sun Room

2.74m x 1.83m (9' 0" x 6' 0") Superb sun room providing additional family space, fully double glazed to all aspects over looking the garden, neutral decor and solid oak flooring.

Kitchen

2.36m x 5.83m (7' 9" x 19' 2") Modern fully fitted kitchen complete with stylish wall and base units providing ample storage with complimentary work surface, integrated oven, gas hob, plumbing and space for a fridge freezer, washing machine and tumble drier, neutral decor, breakfast bar seating area, laminate flooring, dual aspect double glazed windows to the front and rear and a door to the rear garden.

Bedroom One

5.19m x 2.74m (17' 0" x 9' 0") The master bedroom is a generous double boasting neutral decor, fitted carpet and two double glazed windows to the front.

Bedroom Two

4.11m x 2.99m (13' 6" x 9' 10") Spacious double bedroom with neutral decor, fitted carpet and a double glazed window to the rear.

Bathroom

2.68m x 1.61m (8' 10" x 5' 3") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, shower cubicle with electric shower, stylish fully tiled finish to the walls and flooring and a double glazed window to the rear.

Externally

This property boasts spacious private gardens to the front and rear, the front garden has been laid to chips providing ease of maintenance whilst the rear garden offers a well manicured lawn, area laid to chips and a paved patio perfect for al fresco dining and entertaining.

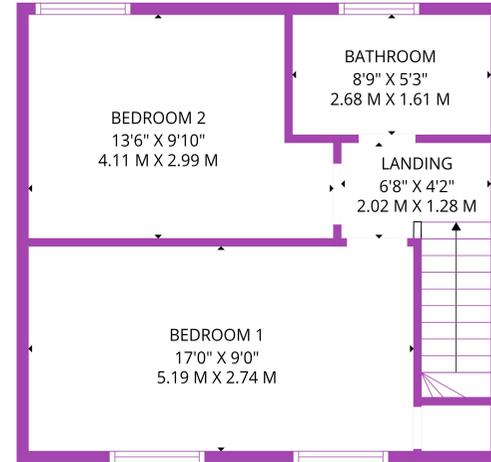
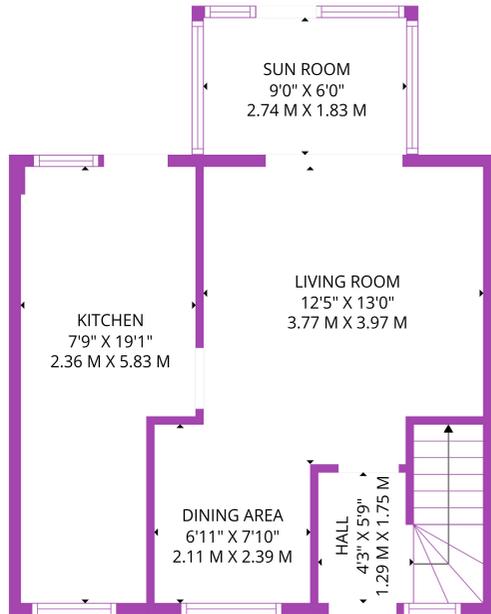
Council Tax Band

Band B

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GROUND FLOOR

1ST FLOOR

