



# 20 Pladda Wynd

Broomlands

Irvine, KA11 1DW

Offers Over £65,000

**GREIG**  
*Residential*





## Pladda Wynd

Broomlands, Irvine, KA11 1DW

Proudly presenting this generous two bedroom terraced villa located within the sought after 'Broomlands' area of Irvine, providing excellent accommodation over two levels boasting a wealth of potential. Positioned on a favourable plot with open greenery to the front/side, externally complete with large driveway, private gardens and integral garage and internally offering features including dining sized lounge and four piece bathroom, this villa is sure to appeal to a wide range of purchasers.





### Hallway

3.79m x 3.08m (12' 5" x 10' 1") With access via the outer double glazed UPVC door, the welcoming entrance hallway is complete with neutral decor, laminate flooring, understair recess and two practical storage cupboards. Carpeted staircase leading to the upper level.

### Lounge/Diner

6.00m x 3.47m (19' 8" x 11' 5") Sizeable main apartment providing an open plan living/dining area comprising of neutral decor, laminate flooring, large double glazed picture window to the rear and double glazed patio doors leading out into the rear gardens. Door access to kitchen and plentiful space for a range of freestanding furniture.

### Kitchen

3.03m x 2.09m (9' 11" x 6' 10") Generous fitted kitchen offering a range of oak effect wall and base storage units with stone effect work surfaces, plumbing/space for oven, under counter fridge and dishwasher. Tiled splashback, neutral decor, stainless steel sink and drainer, laminate flooring and door access to lounge and hallway. Double glazed window to the front.

### Bedroom One

4.69m x 2.88m (15' 5" x 9' 5") On the upper level the master bedroom is a generous double offering neutral decor, fitted wardrobes providing storage space and two double glazed windows overlooking the rear gardens.

### Bedroom Two

3.55m x 3.06m (11' 8" x 10' 0") The second double bedroom offers neutral decor and a double glazed window to the rear.



### Bathroom

3.83m x 1.78m (12' 7" x 5' 10") Completing the accommodation is the large four piece family bathroom suite comprising of wash hand basin, wc, corner bath with mixer taps and shower cubicle with electric overhead shower. Neutral tiling to walls, vinyl flooring and double glazed opaque window to the front.

### External

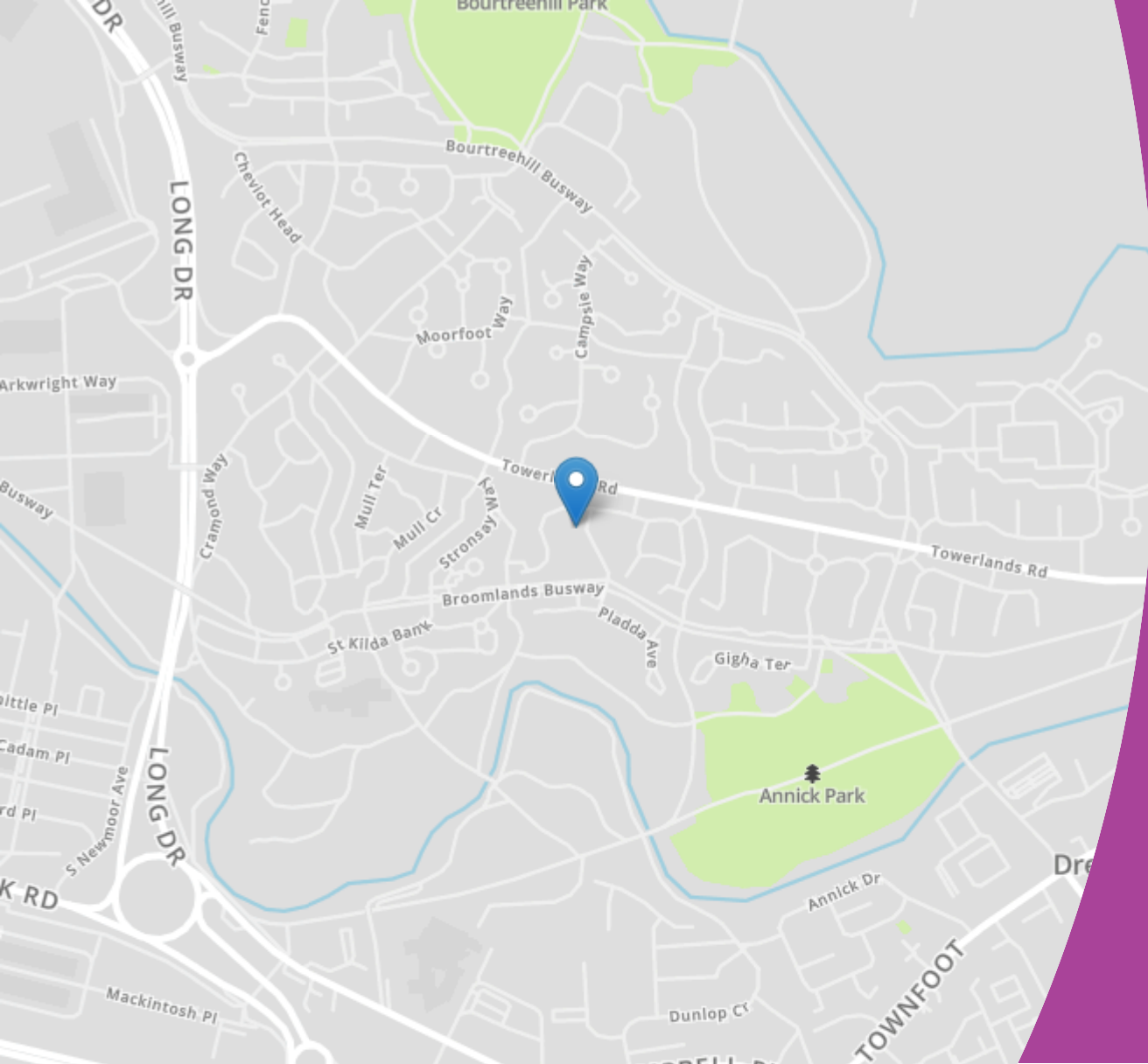
Positioned on a generous plot, this villa provides private garden grounds to the front and rear. The front gardens are laid to chips with a selection of shrubbery and a large driveway providing plentiful off street parking, leading to the integral garage with up and over door access. The rear gardens offer a lawn, chipped area and paved patio, enclosed by fencing allowing for a safe and peaceful outdoor family space.

### Council Tax

Band B

### Disclaimer

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