



22 Dalwhinnie Court

Lawthorn

Irvine, KA11 2ES

P.O.A.

GREIG  
*Residential*





# Dalwhinnie Court

Lawthorn, Irvine, KA11 2ES

Introducing this contemporary three bedroom detached villa, thoughtfully extended to create flexible and versatile living space ideal for modern family life. Situated within a sought after modern residential development in the popular Lawthorn area of Irvine, the property enjoys convenient access to local schooling and amenities. The current owners have upgraded the home throughout with stylish, modern fixtures and fittings, enhancing both comfort and presentation. Further benefits include private garden grounds and a driveway providing off-street parking. Early viewing is highly recommended.





### Lounge

4.28m x 3.05m (14' 1" x 10' 0") The formal lounge is a generously proportioned main living apartment offering contemporary decor, laminate flooring and a double glazed window to the front. Access to family room and dining room.

### Kitchen

2.95m x 2.07m (9' 8" x 6' 9") The modern fully fitted kitchen offers a range of white gloss wall and base storage units with complementary work surfaces, stainless steel sink and drainer, integrated appliances including oven, gas hob, washing machine and fridge/freezer. Stylish splashback, tasteful decor, laminate flooring and double glazed window to the rear.

### Dining Room

3.45m x 2.95m (11' 4" x 9' 8") The generous dining room is complete with stylish decor, laminate flooring and double glazed patio doors leading out into the rear gardens. Carpeted staircase leading to the upper level, door to lounge and open access to kitchen.

### Family Room

4.23m x 2.46m (13' 11" x 8' 1") Flexible apartment currently utilised as a sitting room with neutral decor, ceiling coving, laminate flooring and a double glazed window to the front.

### Bedroom One

3.70m x 3.05m (12' 2" x 10' 0") On the upper level the master bedroom is a generous double offering modern decor, fitted carpet and a double glazed window to the front. Plentiful space for freestanding furniture.

### Master En Suite

3.05m x 0.92m (10' 0" x 3' 0") The modern three piece master en suite comprises of a wash hand basin with vanity storage, wc and shower cubicle with mains overhead shower Stylish wet wall finish to walls, heated towel rail, LED mirror, ceiling spotlights and double glazed opaque window to the side.

### Bedroom Two

3.05m x 2.51m (10' 0" x 8' 3") The second double bedroom offers contemporary decor, fitted carpet and a double glazed window to the rear overlooking the gardens.

### Bedroom Three

2.47m x 1.91m (8' 1" x 6' 3") Bedroom three is front facing with a double glazed window, soft decor, fitted carpet and double mirrored door fitted wardrobes providing storage space.

### Bathroom

2.47m x 1.92m (8' 1" x 6' 4") Completing the accommodation is the three piece family bathroom suite comprising of a wash hand basin with vanity storage, wc and bath with overhead mains shower. Modern wet wall finish to walls, laminate flooring, heated towel rail, LED mirror, ceiling spotlights and a double glazed opaque window to the rear.

### External

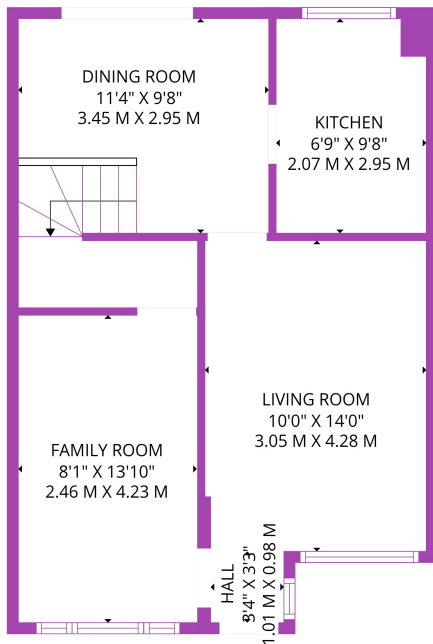
Positioned on a generous plot, this family villa boasts private garden grounds to the front and rear. The front gardens are laid to lawn, bordered by hedging, with a driveway providing ample off street parking. The rear gardens offer a generous lawn and a modern decked patio with feature glass balustrade. Enclosed by fencing allowing for a safe and peaceful outdoor family space.

### Council Tax

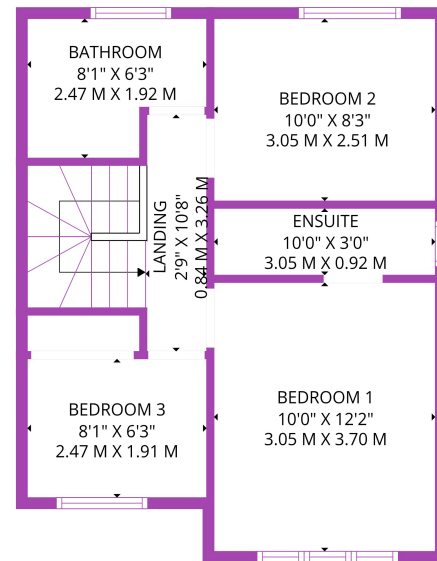
Band E

### Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX. IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY.



GROUND FLOOR



1ST FLOOR

