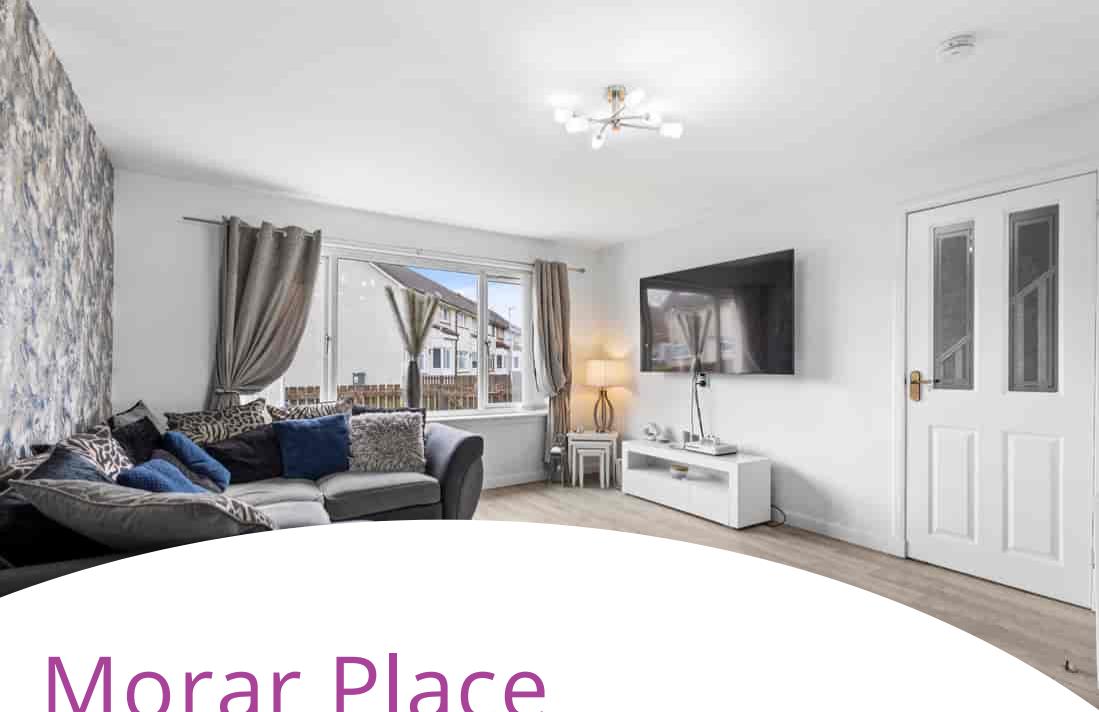




77 Morar Place  
Irvine, KA12 9PT  
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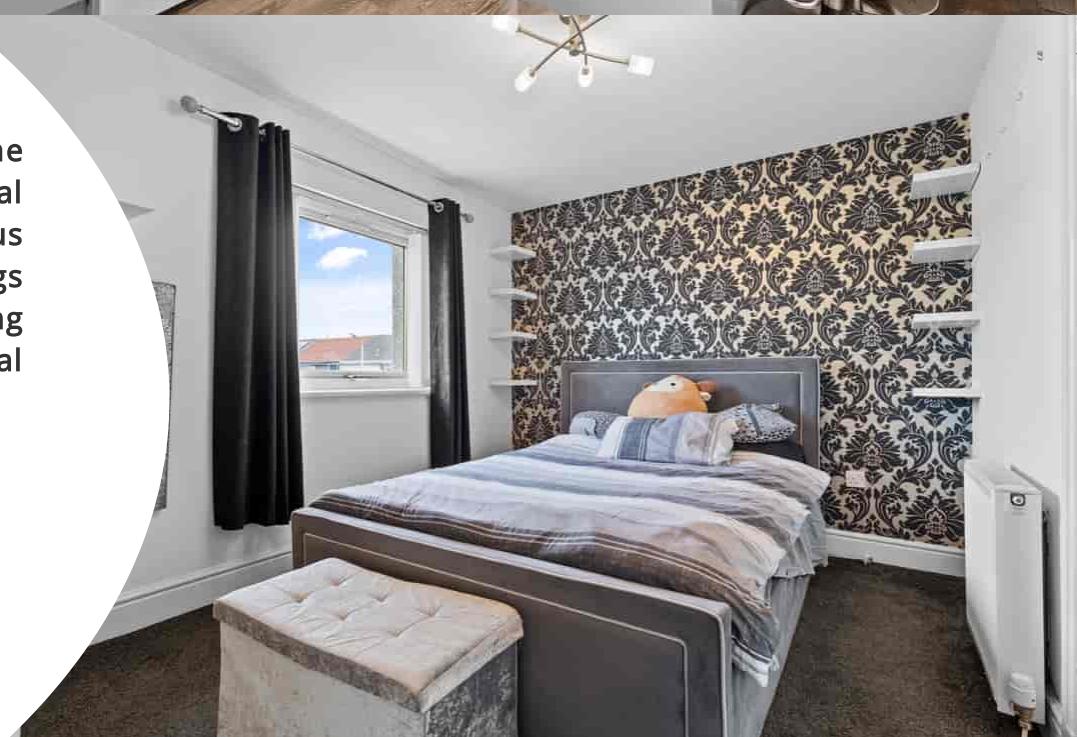
**GREIG**  
*Residential*



# Morar Place

Irvine, KA12 9PT

Proudly presenting to the market is this three bedroom terraced home located in the ever popular Castlepark area of Irvine, close to local amenities, schooling and transport links. Offering spacious accommodation over two levels, featuring modern fixtures and fittings through out, low maintenance front and rear gardens, perfect for young families. With ample parking to the rear, this property is sure to appeal to first time buyers and families alike.





### Hall

1.90m x 4.78m (6' 3" x 15' 8") Bright and welcoming hallway accessed via the outer white UPVC door with a double glazed window to the side, grey modern decor, laminate flooring, two storage cupboards, door access to the kitchen and livingroom, carpeted staircase to the upper level.

### Livingroom

3.85m x 5.07m (12' 8" x 16' 8") Generous main apartment, boasting contemporary decor, laminate flooring and a large double glazed window to the front.

### Kitchen

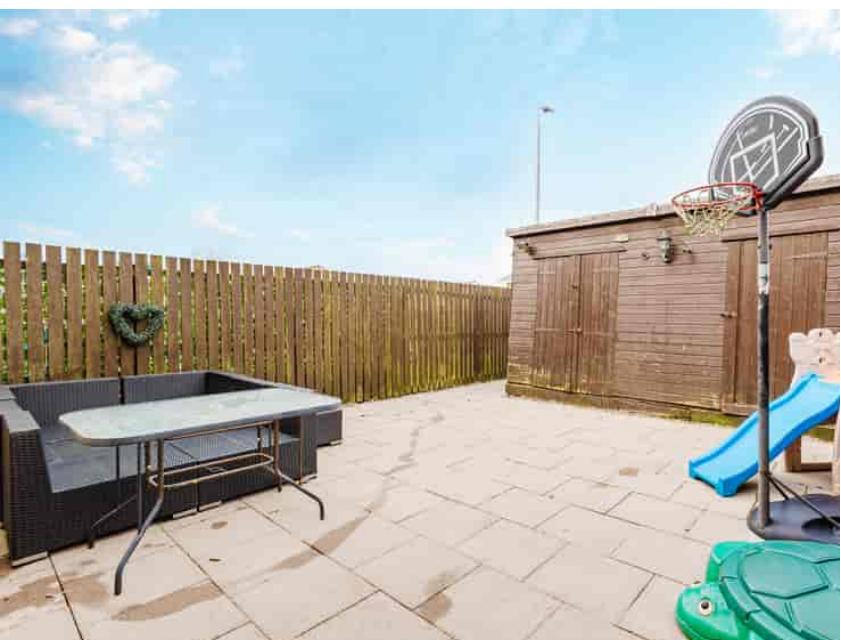
5.85m x 3.03m (19' 2" x 9' 11") Large kitchen/diner offering an array of fitted wall and base units, oak effect work surfaces, middle island with electric hob and breakfast bar, integrated oven and microwave, plumbing space for washing machine, tumble drier, American style fridge freezer. With modern neutral decor, white tiled splash back, ceiling spotlights, laminate flooring, double glazed window to the rear and external UPVC door to the rear garden.

### Bedroom One

3.85m x 4.43m (12' 8" x 14' 6") Double bedroom featuring modern decor, fitted carpet, storage cupboard and double glazed window to the front.

### Bedroom Two

3.85m x 2.72m (12' 8" x 8' 11") Double bedroom featuring contemporary decor, fitted carpet, triple fitted wardrobes and a double glazed window to the rear.



### Bedroom Three

2.97m x 3.43m (9' 9" x 11' 3") Double bedroom featuring modern pink and grey decor, fitted carpet and double glazed window to the front.

### Bathroom

1.90m x 1.71m (6' 3" x 5' 7") Three piece bathroom suite with WC, wash hand basin, mains shower over bath, fully tiled walls, heated towel rail, vinyl flooring and double glazed opaque window to the rear.

### Externally

This property further benefits from front and rear gardens, both with ease of maintenance and security in mind. The front garden features an artificial lawn and a chipped path, bordered by a fence. The rear garden is laid to slab, bordered with a high fence keeping it secure and offering privacy.

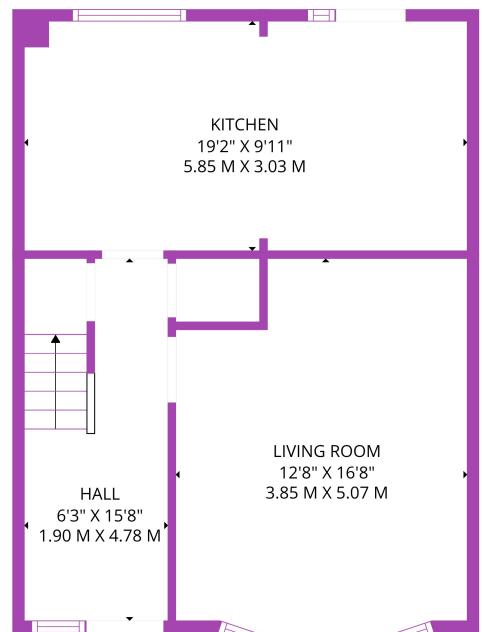
### Council Tax Band

Band B

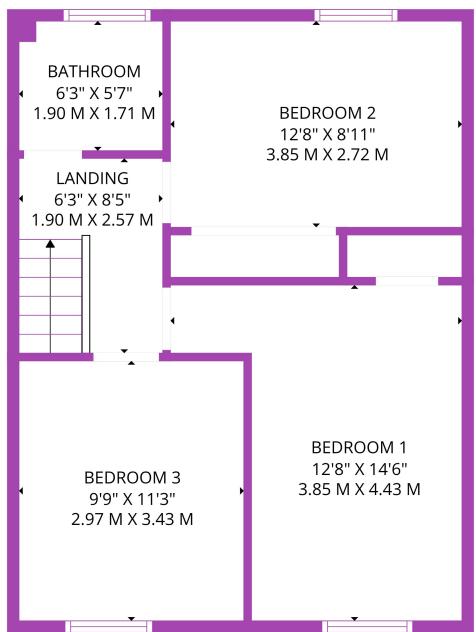
### Disclaimer

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GROUND FLOOR



1ST FLOOR

**TOTAL: 1002 sq. ft, 93 m<sup>2</sup>**  
Ground floor: 504 sq. ft, 47 m<sup>2</sup>, 1st floor: 498 sq. ft, 46 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 64 sq. ft, 6 m<sup>2</sup>

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