



19 Grampian Court
Irvine, KA11 1PL
P.O.A.

GREIG
Residential



Grampian Court

Irvine, KA11 1PL

Ideally positioned within the ever popular Middleton Park area of Irvine, this impressive four bedroom detached villa is the epitome of the modern family home. Having been lovingly maintained throughout and boasting an abundant floor plan over two levels, this superb villa further benefits from a spacious sun room providing additional family space. Complimented by open leafy outlooks, extensive private gardens, off street parking and a garage. Located within ease of access to all local amenities, schooling and transport links this ticks every box and is sure to impress even the most discerning of buyers.





Hallway

2.23m x 2.63m (7' 4" x 8' 8") Access is given via an outer UPVC door to a welcoming entrance hallway offering neutral decor and laminate flooring. The hallway gives access to the lounge, dining room, kitchen, wc/cloaks and a carpeted staircase leads to the upper level.

Lounge

3.35m x 5.56m (11' 0" x 18' 3") Generously proportioned main apartment boasting contemporary grey decor, feature electric fire set within a decorative surround, ceiling cornicing, fitted carpet, double glazed window to the front, a door leading to the sun room and a glazed window and door formation leading to the hall.

Sun Room

3.51m x 3.63m (11' 6" x 11' 11") Impressive sun room offering neutral decor, ceiling spotlights, double glazed windows to all aspects providing open leafy outlooks and double patio doors to the rear gardens.

Kitchen

3.69m x 3.18m (12' 1" x 10' 5") Fully fitted modern kitchen complete with white gloss wall and base storage units with contrasting walnut work surface, integrated oven, four burner gas hob, plumbing and space for washing machine, tumble drier and an American fridge freezer, stainless steel sink and drainer, neutral decor, tiled splashback, vinyl flooring and a double glazed window to the rear.

Wc/cloaks

1.05m x 1.56m (3' 5" x 5' 1") Practical wc/cloaks complete with a wash hand basin, wc, chrome heated towel rail, tiling to walls and flooring and a double glazed opaque window to the rear.

Bedroom One

3.73m x 2.67m (12' 3" x 8' 9") The master bedroom is an impressive double boasting soft neutral decor, fitted wardrobes and bedroom furniture providing ample storage, fitted wardrobes, laminate flooring and a double glazed window to the front.

Bedroom Two

2.99m x 2.59m (9' 10" x 8' 6") A spacious double bedroom with neutral decor, practical storage cupboard, ceiling coving,



Bedroom Three

2.65m x 2.88m (8' 8" x 9' 5") A good sized bedroom with soft neutral decor, fitted wardrobes, laminate flooring and a double glazed window to the rear.

Bedroom Four

2.63m x 2.77m (8' 8" x 9' 1") Currently utilised as a study, bedroom four offers soft decor, ceiling spotlights, and a double glazed window to the rear.

Shower Room

1.90m x 1.78m (6' 3" x 5' 10") Completing the accommodation is the family shower room comprising of a wash hand basin and wc combination unit, corner shower cubicle, heated towel rail, ceiling spotlights, tiling to walls and flooring and a double glazed opaque window to the rear.

Externally

This property boasts substantial private gardens, the front garden is complete with a well manicured lawn and a mono blocked driveway allowing for ample off street parking and leading to the garage. The large full enclosed rear garden boasts a well manicured lawn, decorative chips and a spacious decked patio area perfect for al fresco dining and entertaining.

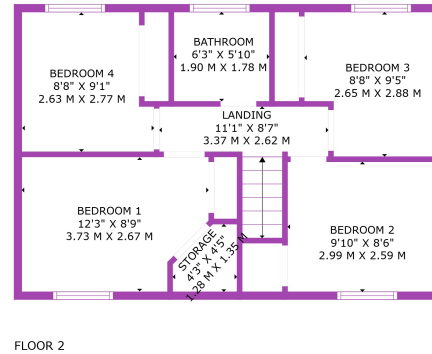
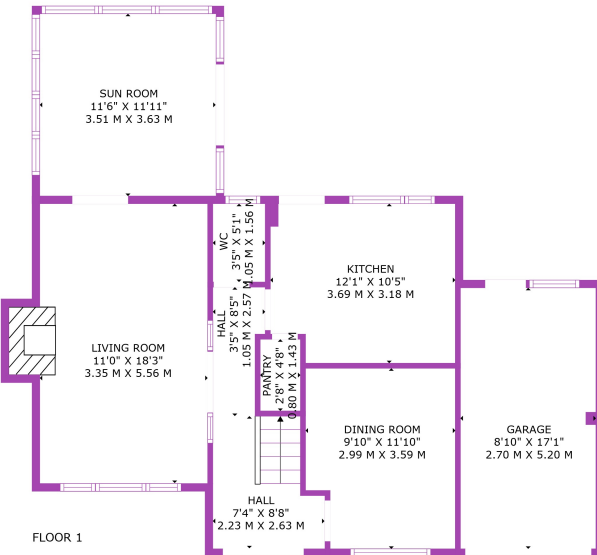
Council Tax Band

Band E

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TOTAL: 1191 sq. ft, 111 m²
 FLOOR 1: 710 sq. ft, 66 m²; FLOOR 2: 481 sq. ft, 45 m²
 EXCLUDED AREAS: GARAGE: 151 sq. ft, 14 m²; FIREPLACE: 11 sq. ft, 1 m²; STORAGE: 15 sq. ft, 1 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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