



1 Warrix Avenue  
Irvine, KA12 0DP  
P.O.A.

**GREIG**  
*Residential*





# Warrix Avenue

Irvine, KA12 0DP

Proudly presenting to the market this superb two bedroom ground floor flat located within a popular residential area of Irvine offering convenient ease of access to all local amenities, schooling and transport links. Boasting spacious all on the level accommodation complete with neutral decor and modern fixtures and fittings throughout. Further benefiting from well maintained communal gardens this is the ideal first time buy, downsize or investment and is sure to impress all who view,





### Hallway

2.61m x 3.79m (8' 7" x 12' 5") Access is given via a secure communal entry and outer door to a welcoming entrance hallway boasting crisp white decor, practical storage cupboard and laminate flooring. The hallway gives access all apartments.

### Lounge

4.99m x 4.15m (16' 4" x 13' 7") Generously proportioned main apartment offering neutral decor, plentiful space for free standing furniture, laminate flooring and a large double glazed window to the front.

### Kitchen

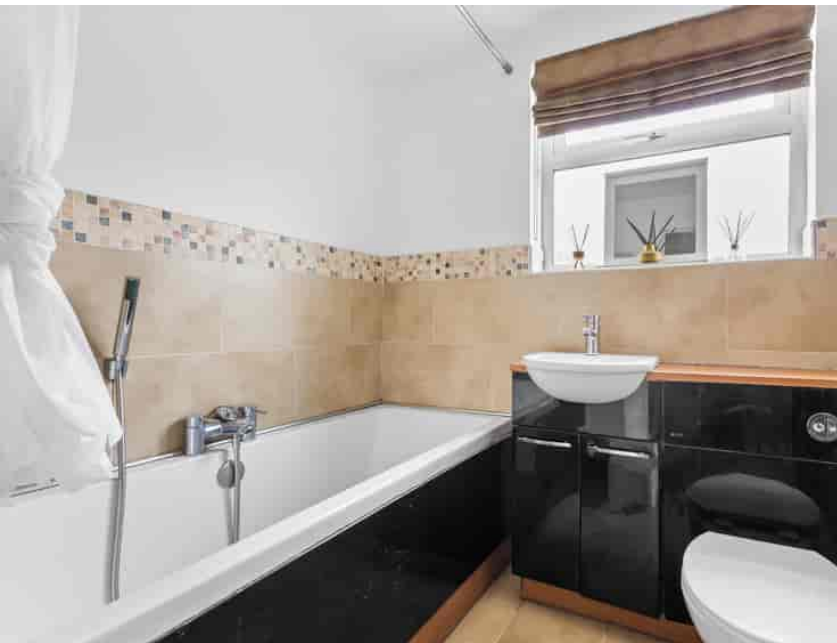
3.38m x 2.73m (11' 1" x 8' 11") Fully fitted modern kitchen complete with stylish wall and base units providing ample storage with complimentary wood effect work surface, plumbing and space for a range cooker, fridge freezer and washing machine, sink and drainer, neutral decor, stylish white tiled splashback, tiled flooring and a double glazed window to the rear.

### Bedroom One

4.45m x 2.80m (14' 7" x 9' 2") The master bedroom is a generous double offering stylish neutral decor, fitted carpet and a double glazed window to the rear.

### Bedroom Two

3.81m x 3.41m (12' 6" x 11' 2") A spacious double bedroom with neutral decor, fitted carpet and a double glazed window to the front.



### Bathroom

1.74m x 1.93m (5' 9" x 6' 4") Completing the accommodation is the bathroom comprising of a wash hand basin, vanity and wc combination unit, bath with fitted shower, neutral decor, half height stylish tiling with mosaic border, tiled flooring and a double glazed window to the rear.

### Externally

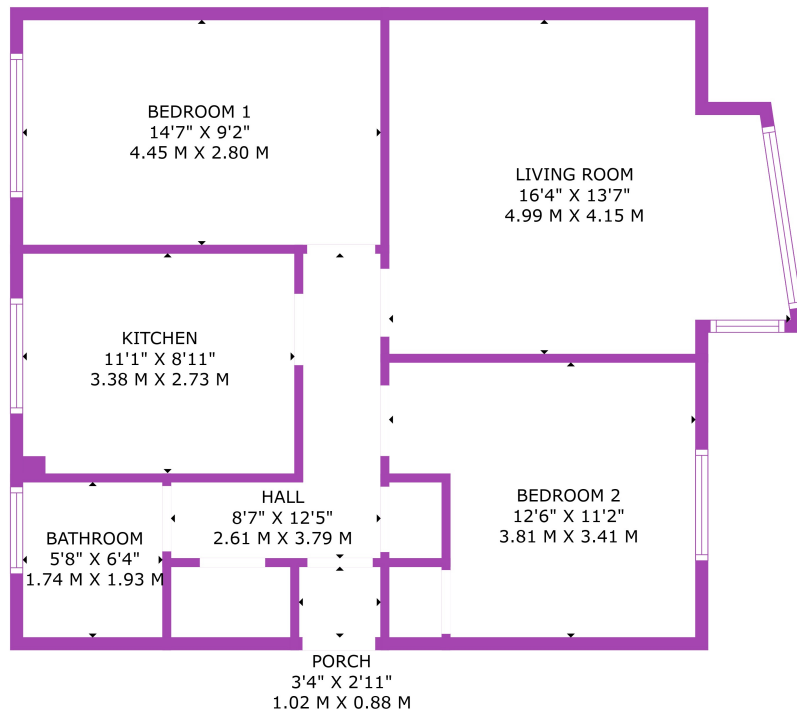
The property boasts spacious communal gardens to the front and rear, the gardens are well maintained and complete with a large spacious lawn and drying area.

### Council Tax Band

Band A

### Disclaimer

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**TOTAL: 707 sq. ft, 66 m<sup>2</sup>**  
FLOOR 1: 707 sq. ft, 66 m<sup>2</sup>  
EXCLUDED AREAS: PORCH: 10 sq. ft, 1 m<sup>2</sup>  
WALLS: 57 sq. ft, 5 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA

