



# 3 Lanfine Terrace

Girdle Toll  
Irvine, KA11 1RJ  
P.O.A.

**GREIG**  
*Residential*



# Lanfine Terrace

Girdle Toll, Irvine, KA11 1RJ

Proudly presenting to the market this superb rarely available three bedroom terraced villa located within the highly regarded Girdle Toll area of Irvine giving access to local amenities, transport links and schooling. Having been lovingly maintained offering generous flexible family living space over two levels, complimented by low maintenance private gardens and off street private parking, this is the perfect family home and sure to impress all who view.





### Hallway

3.50m x 3.33m (11' 6" x 10' 11") Access via outer white UPVC door into hallway offering neutral décor, laminate flooring, storage cupboard and door access to kitchen, lounge, bathroom and bedroom three.

### Lounge

3.25m x 6.44m (10' 8" x 21' 2") Generous main apartment offering soft contemporary décor, vaulted ceilings, laminate flooring and double glazed windows to the front and rear.

### Kitchen

3.14m x 2.96m (10' 4" x 9' 9") Fitted kitchen with ample soft blue/white wall and base units with contrasting grey/white work surfaces, integrated oven with four burner gas hob, plumbing/space for dish washer, washing machine and fridge freezer, pull out work surface providing additional work space or breakfast bar seating, ceiling spotlights, vinyl tile flooring, two double glazed windows to the front and one double glazed window to the side.



### Bedroom One

3.86m x 3.37m (12' 8" x 11' 1") Generous double bedroom or flexible use room, located on the ground level, offering neutral décor, fitted carpet, fitted bedroom furniture and double patio doors giving access to rear gardens.

### Bathroom

2.76m x 2.40m (9' 1" x 7' 10") Four piece suite, located on the ground level, comprising of WC, wash hand basin vanity unit, bath and corner shower cubicle, chrome heated towel rail, ceiling spotlights and tiling to walls and floor.

### Bedroom Two

3.66m x 3.23m (12' 0" x 10' 7") Generous double bedroom offering contemporary décor, fitted carpet, fitted wardrobes, storage cupboard and double glazed window to the front.

### Bedroom Three

3.66m x 3.10m (12' 0" x 10' 2") Generous double bedroom offering white décor, fitted carpet, fitted wardrobes and two double glazed windows to the rear.



### Shower Room

2.98m x 2.17m (9' 9" x 7' 1") Three piece suite comprising of WC, wash hand basin and double shower cubicle, traditional heated towel rail/radiator combo, tiling to walls and floor with double glazed opaque window to the rear.

### External

Generous low maintenance private gardens to the rear with patio and chipped area, perfect for al fresco dining and entertaining.

Further complimented by chipped gardens to the front and off street private parking bay to the rear.

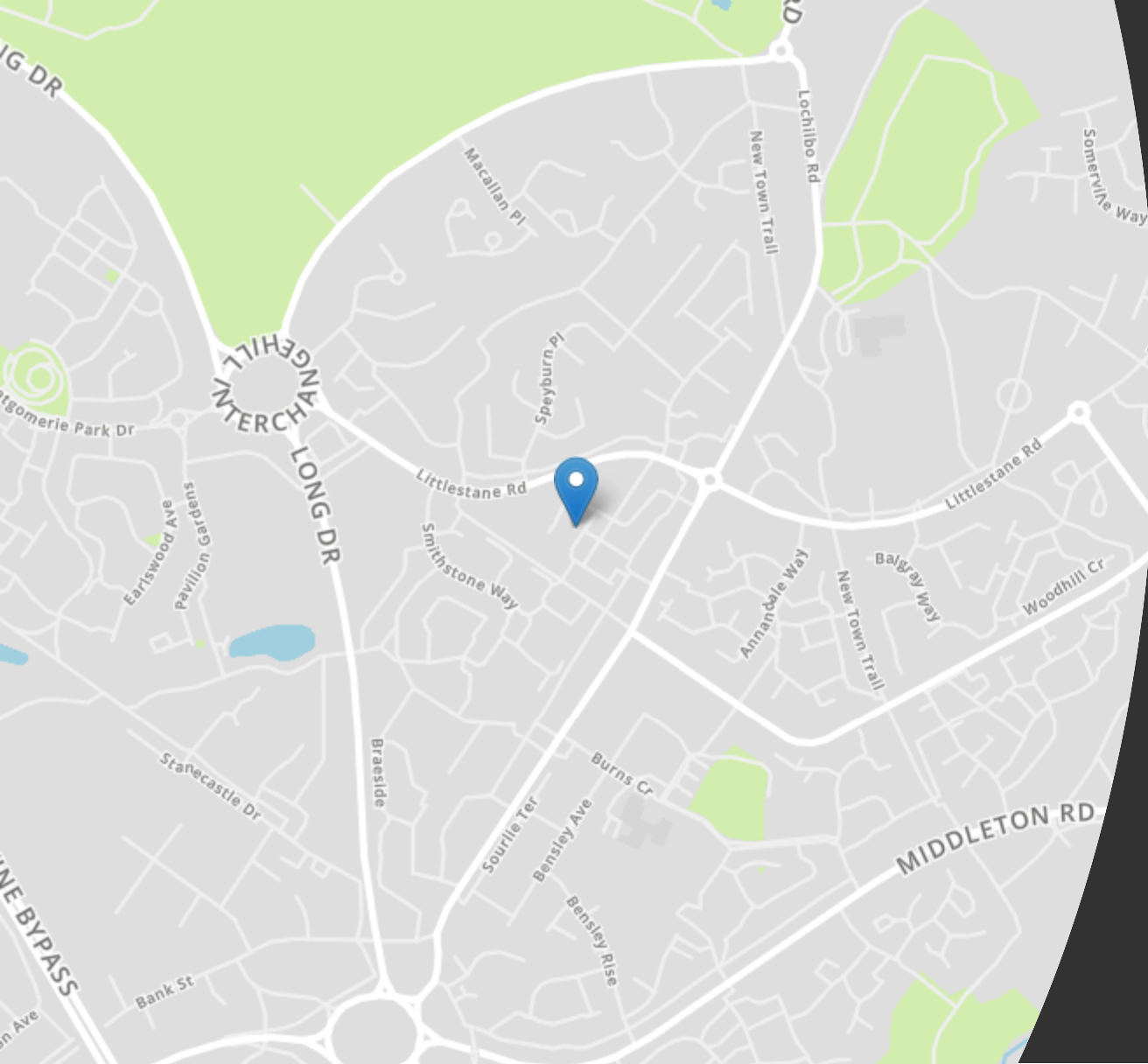
### Council Tax Band

Band B

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