

# 14 Braehead

GIRDLE TOLL, IRVINE, NORTH AYRSHIRE, KA11 1BD



*A SPACIOUS THREE-BEDROOM  
END-TERRACED HOUSE*



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We are delighted to bring to the market this spacious three-bedroom end terraced house, in a desirable location, which would make an ideal home for a wide variety of purchasers. Inside this property, you will find an inspired layout over two levels, providing light-filled and spacious accommodation.

Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

The formal lounge is pleasantly located to the rear of the property and is flooded with natural light from the doors providing access into the rear garden. The kitchen has a range of floor and wall-mounted units with a contemporary worktop, creating a fashionable and efficient workspace. There is plumbed space for free-standing appliances. One of the bedrooms is located on this level and could be transformed to meet each individual purchaser's needs and requirements.

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**The Kitchen**





**Bedroom 1**





Journeying up to the first-floor level, you will discover two well-proportioned bright and airy bedrooms. All of the rooms have a range of furniture configurations and space for additional free-standing furniture if required. The family bathroom suite completes the accommodation on this level.

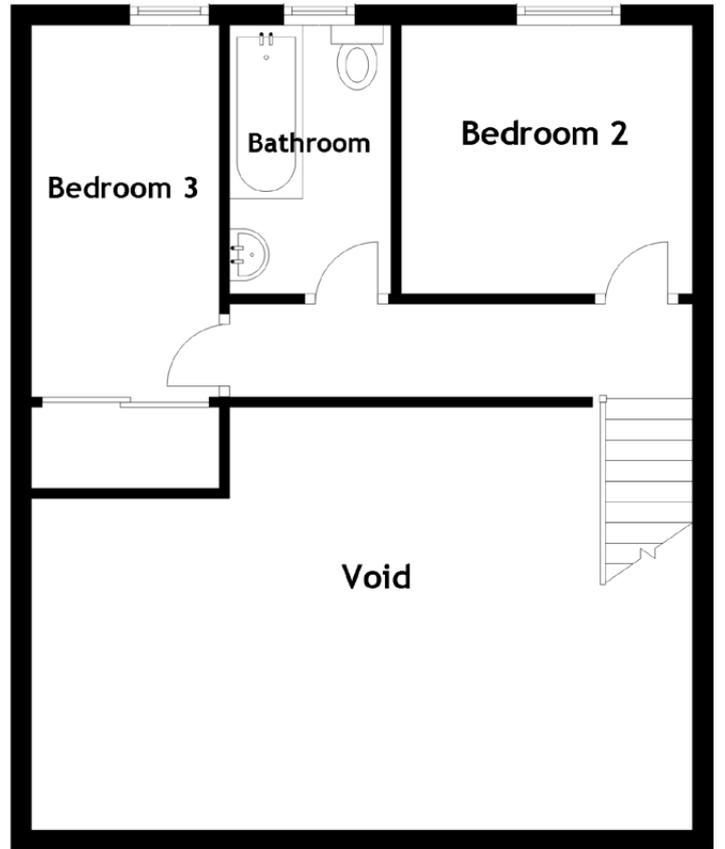
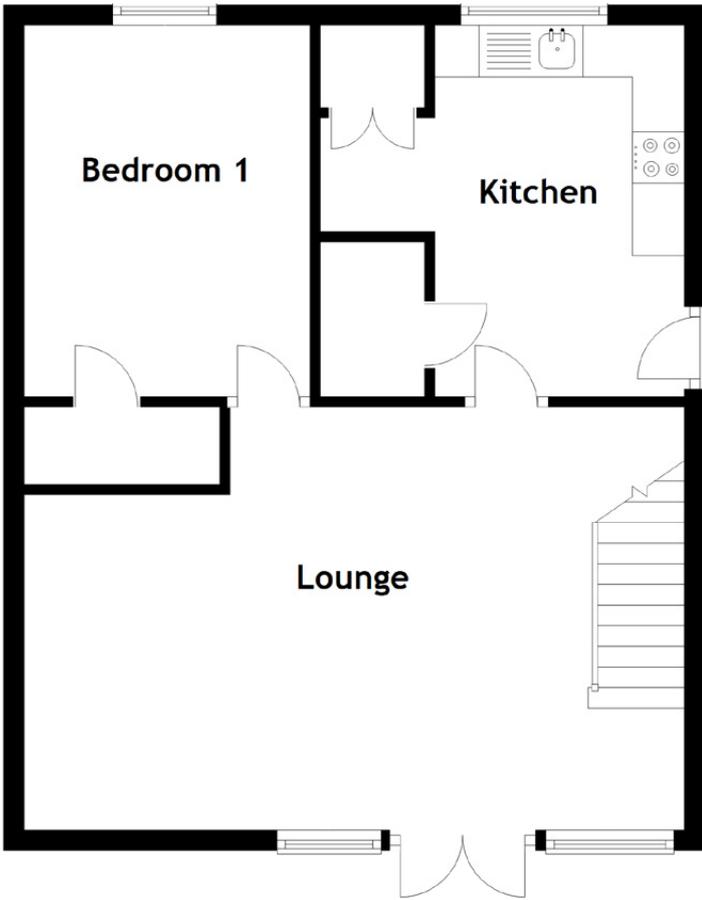




**Bedroom 3**







Approximate Dimensions  
(Taken from the widest point)

Lounge	6.35m (20'10") x 4.10m (13'5")
Kitchen	3.60m (11'10") x 2.40m (7'10")
Bedroom 1	3.60m (11'10") x 2.75m (9')
Bedroom 2	2.80m (9'2") x 2.60m (8'6")
Bedroom 3	3.60m (11'10") x 1.80m (5'11")

Bathroom	2.60m (8'6") x 1.55m (5'1")
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Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup>

EPC Rating: E



Externally the property has a private rear garden and on-street parking is provided. The front door and French doors at the back of the property are double glazed and the windows are single glazed. There is central heating throughout to create a warm yet cost-effective way of living.

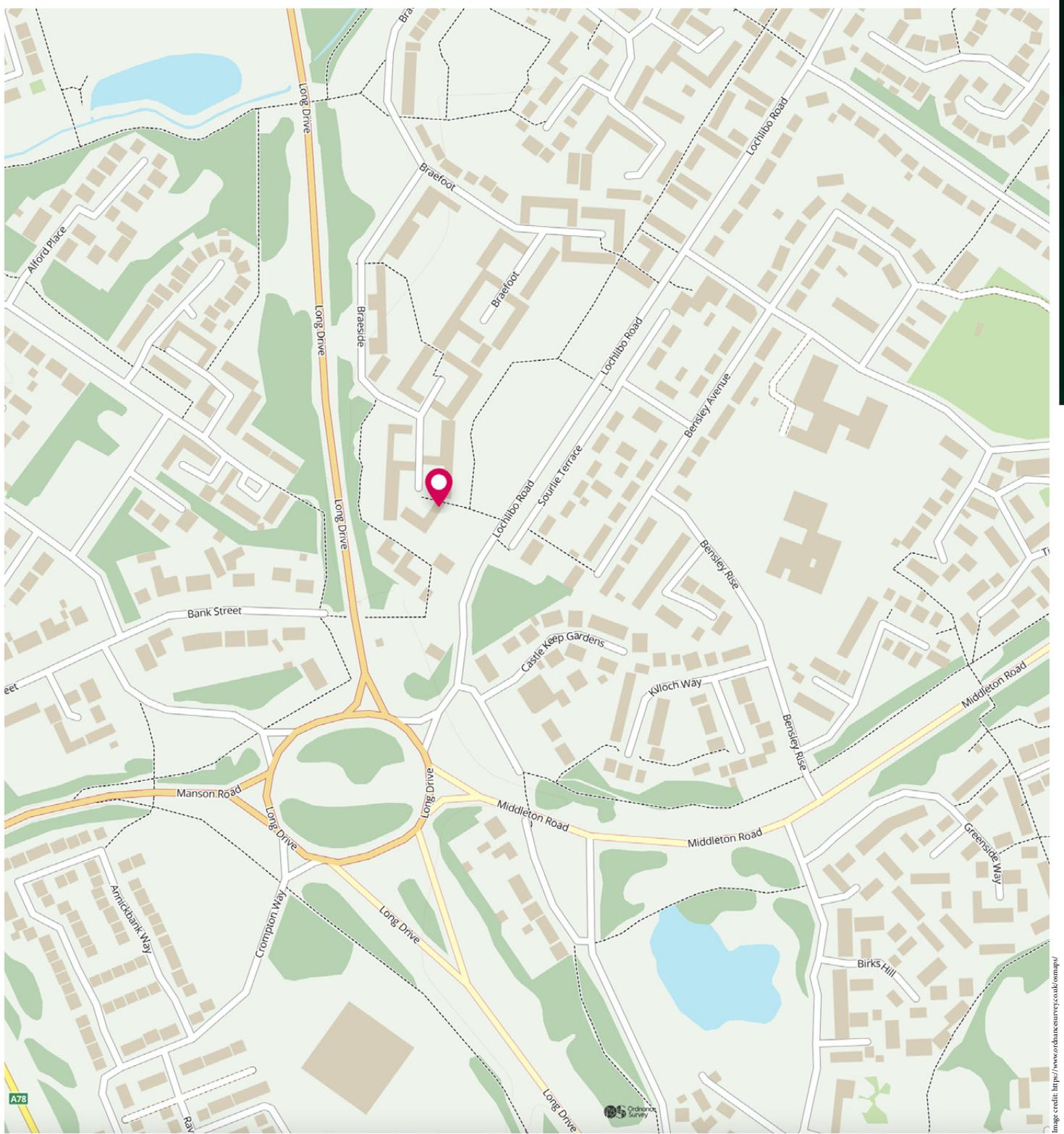




14 Braehead is in the popular area of Girdle Toll, Irvine. Irvine has good local amenities including the Rivergate Shopping Mall and all local amenities including popular bars, restaurants and Irvine Central Hospital. The regenerated harbour side is now a bustling area attracting new exciting businesses over the last few years. Irvine Beach Park also starts here and stretches for miles, perfect for walking, running and enjoying many outdoor activities.

Irvine is well served with numerous transport links. A railway station is on the main lines between Stranraer and Glasgow with Glasgow Central being a thirty five minute train journey. A comprehensive local bus network, coupled with frequent services to Ardrossan, Greenock, Kilmarnock, Ayr, Troon and Glasgow, are provided daily.

## The Location



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