



*The ideal property for someone looking to  
put their own stamp on it.*



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We are delighted to bring to the market this two-bed, with the added bonus of a box room, mid-terraced villa, formed over two levels and will make the ideal home for a variety of people.

# THE LOUNGE



The property is in need of modernisation but will be the perfect property for those looking to put their own stamp on their new home.

The hallway on the ground floor leads to all rooms on this level. The spacious formal lounge is flooded with natural light and has recess space provided for a table and chairs.

# THE KITCHEN



The kitchen has a range of floor and wall mounted units with contemporary work surfaces, creating a fashionable and efficient workspace.





Journeying upstairs, you will find two bright and airy well-proportioned bedroom and a box room thereafter.

Two of the bedrooms have a range of furniture configurations and space for additional free-standing furniture if required. The box room could be transformed into a study/office, for those requiring working from home arrangements. The family bathroom completes the accommodation internally.

# BEDROOM 1



# BEDROOM 2 & THE BATHROOM

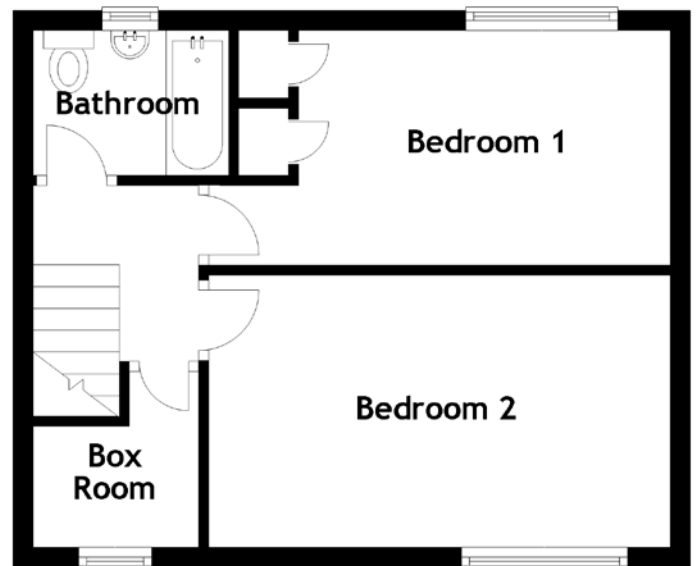
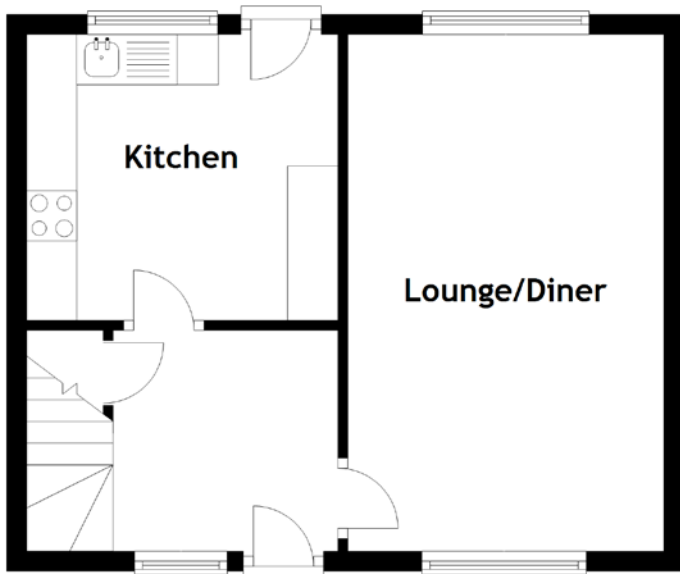


Externally, there are private front and rear gardens, providing a safe environment for children and pets. There is off-street parking to the rear.

# THE GARDEN



# FLOOR PLAN, DIMENSIONS & MAP

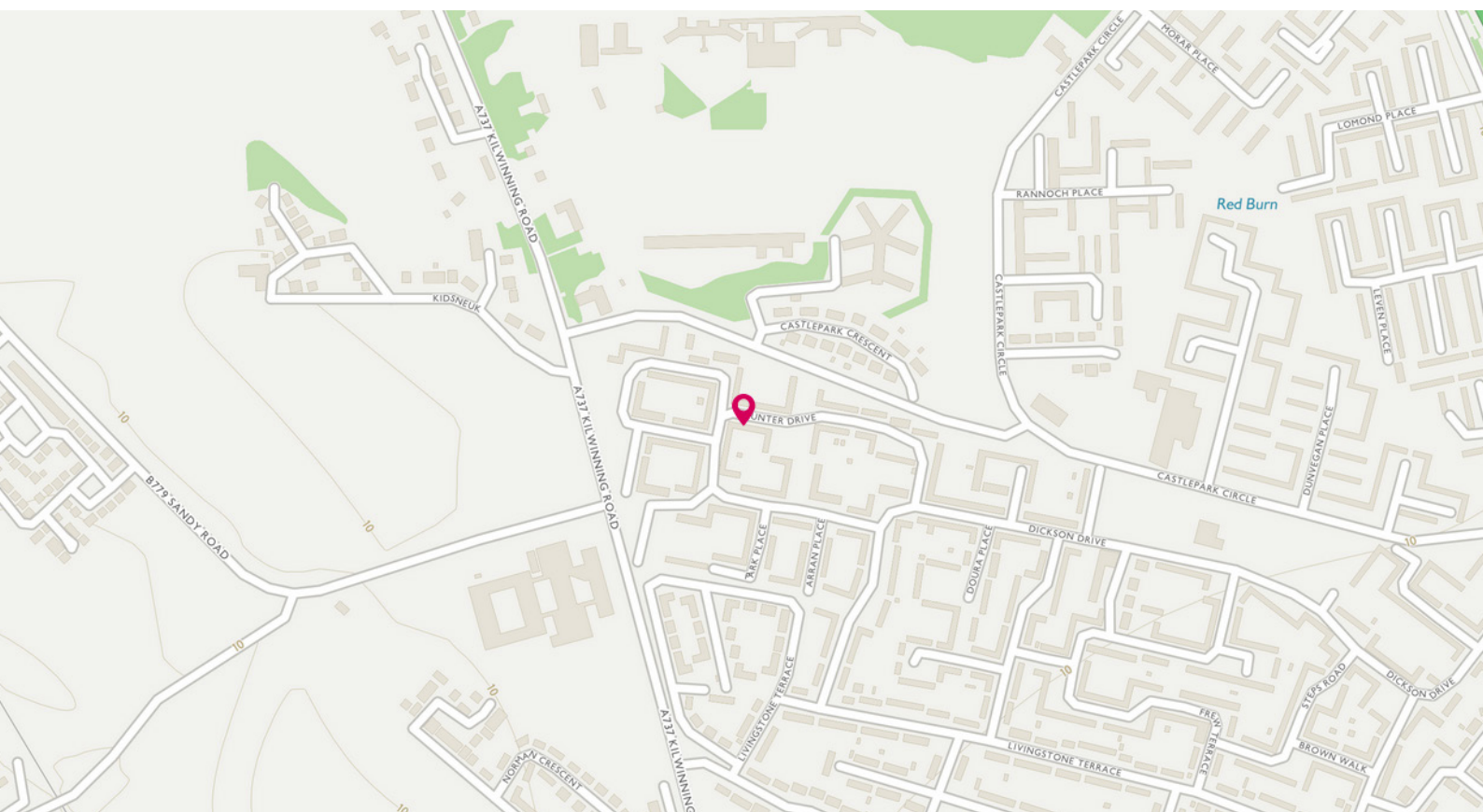


Approximate Dimensions (Taken from the widest point)

Lounge/Diner	5.15m (16'11") x 3.15m (10'4")
Kitchen	3.10m (10'2") x 2.85m (9'4")
Bedroom 1	2.65m (8'8") x 2.00m (6'7")
Bedroom 2	4.60m (15'1") x 2.80m (9'2")
Box Room	1.90m (6'3") x 1.85m (6'1")
Bathroom	1.95m (6'5") x 1.65m (5'5")

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>  
EPC Rating: E

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.



# THE LOCATION

104 Hunter Drive is positioned in a popular pocket of Irvine. Irvine has good local amenities including the Rivergate Shopping Mall and all local amenities including popular bars, restaurants and Irvine Central Hospital.







There are a number of local primary and secondary schools within the greater Irvine area. The regenerated harbourside 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.

# McEwan Fraser Legal

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Text and description  
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