

16 Tarryholme Drive

IRVINE, KA12 0DR



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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*Spacious Two Bedroom Apartment
presented in Walk In Condition*



We are delighted to bring to the market this wonderful two-bedroom apartment in a desirable, quiet location. This property is spacious and impressive, but at the same time, a fun and functional place in which to live and to enjoy with friends and family.

This property would be a fantastic acquisition for a variety of people as its superb spot offers great commuting links, as well as being within a very easy walk to local amenities and access to the top primary school only a few mins walk away. The location has a country feel, yet is only a short walk to the shopping centre, train station, harbourside and beach. The flat has been well designed to maximise privacy and the natural available light to create a modern ambience.

THE LOUNGE



The welcoming hallway allows access to all apartments. The formal lounge/dining area/family area is open plan and offers various furniture configurations, it also gives access to a private terrace. The lounge has a large window which allows for plenty of natural light which gives the room a spacious yet cosy feel. The kitchen is modern and has an abundance of floor and wall-mounted units, and a contrasting work surface, creating a fashionable and efficient workspace. It also has a host of integrated appliances.

THE DINING ROOM



THE KITCHEN



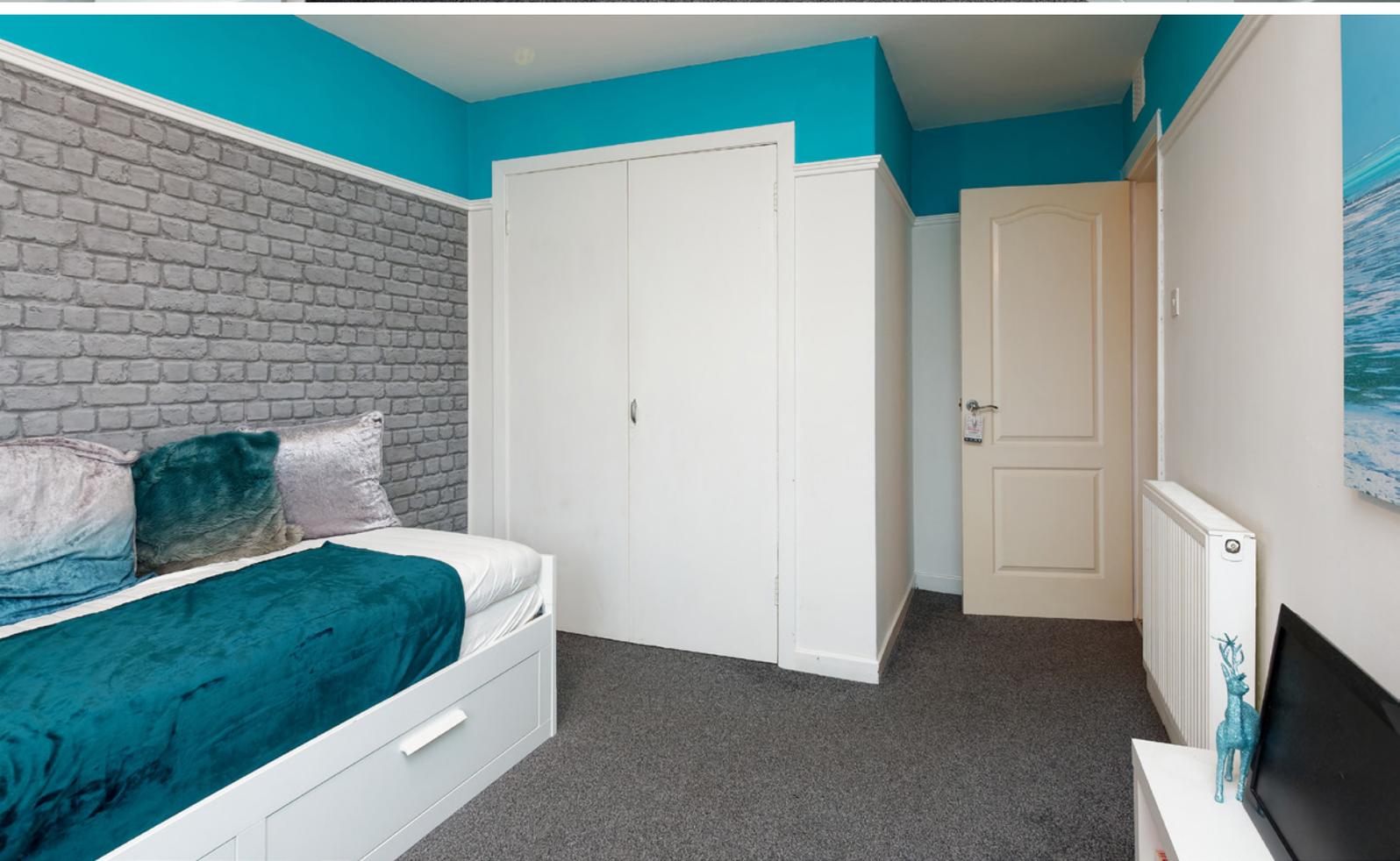


Both double bedrooms are very well proportioned, all with fitted cupboards, a range of furniture configurations and space for additional free-standing furniture if required. The family bathroom completes the accommodation internally. The property has gas central heating and double glazing, helping to ensure a warm, cost-effective living environment all year round.

THE BATHROOM



BEDROOM 1



BEDROOM 2



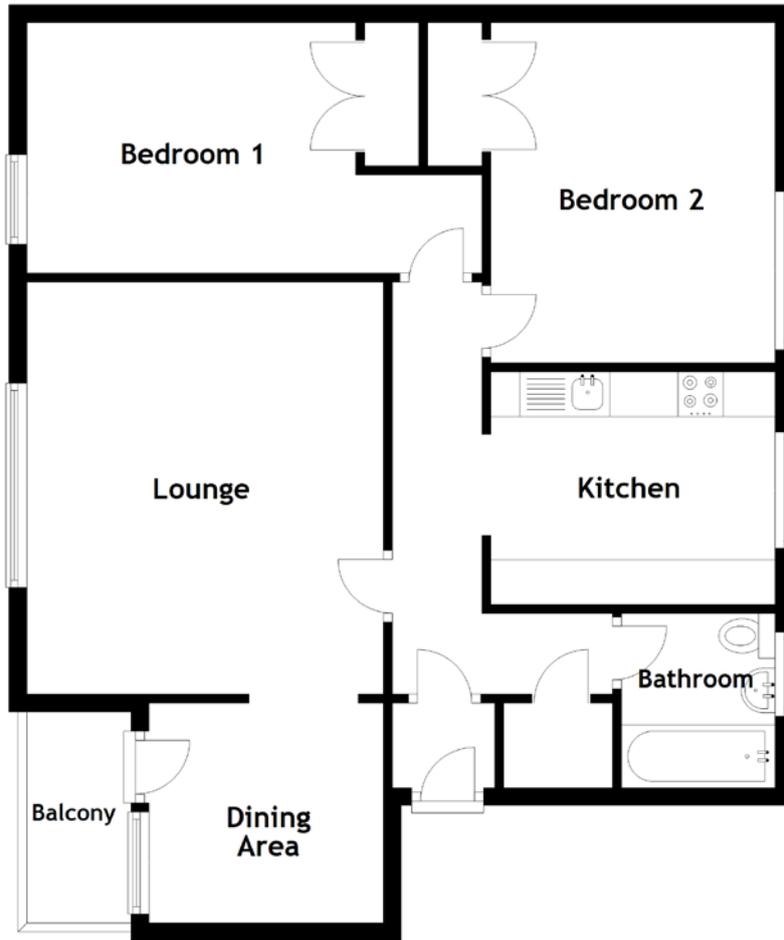
Externally, there are shared front and rear gardens, the rear garden is a real suntrap and will be popular with all members of the family.

Some properties really do tick every box, this is one of them.

EXTERNALS & BALCONY



FLOOR PLAN, DIMENSIONS & MAP



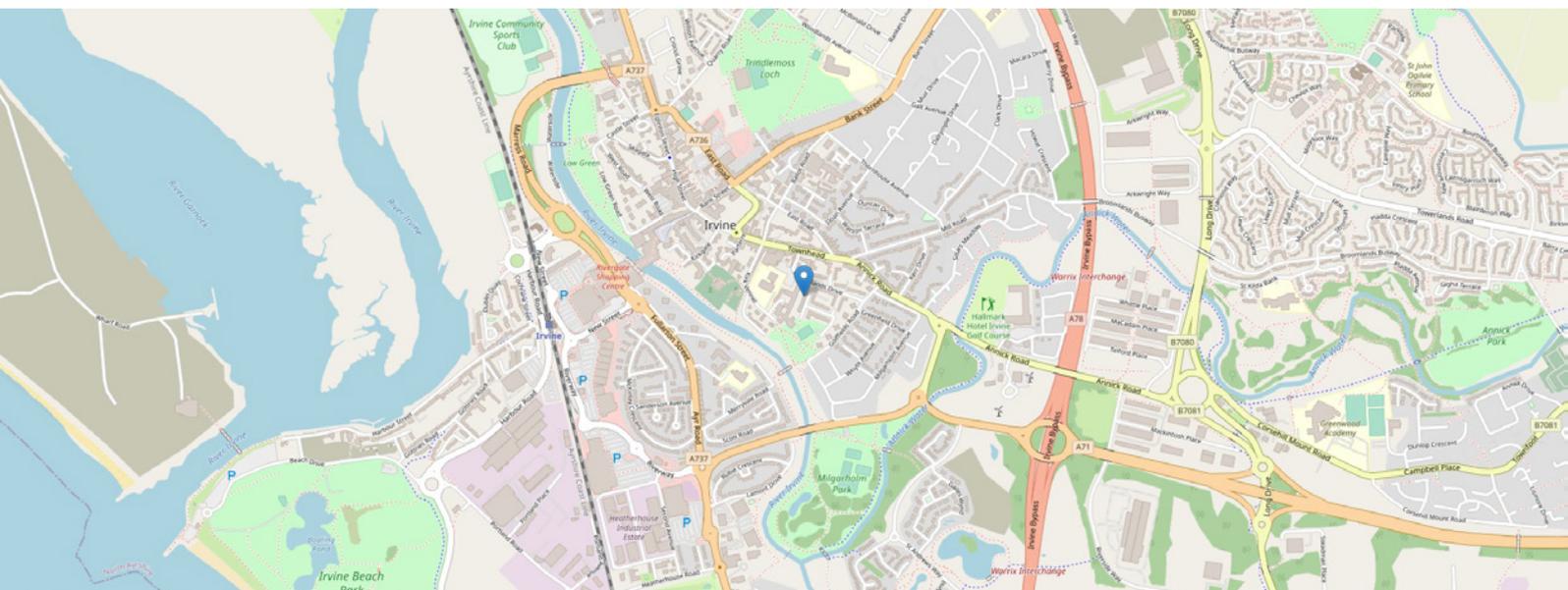
Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.95m (13')
Dining Area	2.60m (8'6") x 2.45m (8'1")
Balcony	2.45m (8'1") x 1.25m (4'1")
Kitchen	3.15m (10'4") x 2.60m (8'6")
Bedroom 1	5.05m (16'7") x 2.80m (9'2")

Bedroom 2	3.80m (12'6") x 3.15m (10'4")
Bathroom	1.95m (6'5") x 1.70m (5'7")

Gross internal floor area (m²): 74m²
EPC Rating: C

Buyer's Premium Value: £2400.00



THE LOCATION

Tarryholme 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.



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