

11 Dublin Quay

HARBOURSIDE, IRVINE, NORTH AYRSHIRE, KA12 8PQ



An absolutely stunning two-bedroom ground-floor apartment, nestled within a peaceful Harbourside development



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We are delighted to bring to the market this stunning two-bedroom ground-floor apartment within this handsome building in arguably the most sought-after area in Irvine.

Having an eye for style and quality, the current owners have tastefully decorated and upgraded this apartment to the highest of standards, and it is a particularly picturesque example of harbourside living. The perfect marriage of modern splendour and quality fixtures and fittings throughout; all fall under the spell.

The flat has been designed to maximise the natural available light to create a modern ambience and has been decorated throughout with a contemporary theme. As one would expect, room dimensions are incredibly generous, and the accommodation has been arranged to offer both flexibility and a high degree of individuality. Once inside, discerning purchasers will be greeted with a first-class specification.

THE LOUNGE



On entering the property, the welcoming hallway sets the tone and leaves you excited to see what the rest of the property has to offer. The immediately impressive open plan lounge/kitchen is flooded with natural light and offers a range of furniture configurations.

THE KITCHEN



The kitchen area has been fitted to include a quality range of modern floor and wall-mounted units with a complementary worktop, creating a fashionable and efficient workspace. It further benefits from a host of integrated appliances, and the breakfast bar is popular with everyone!



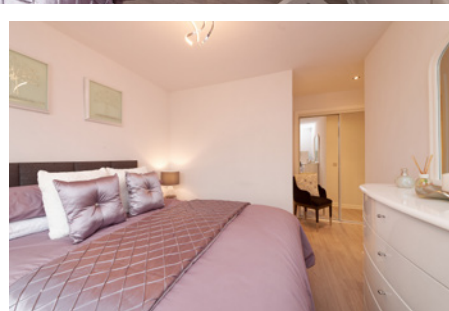
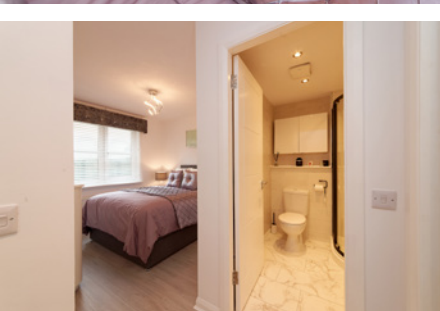
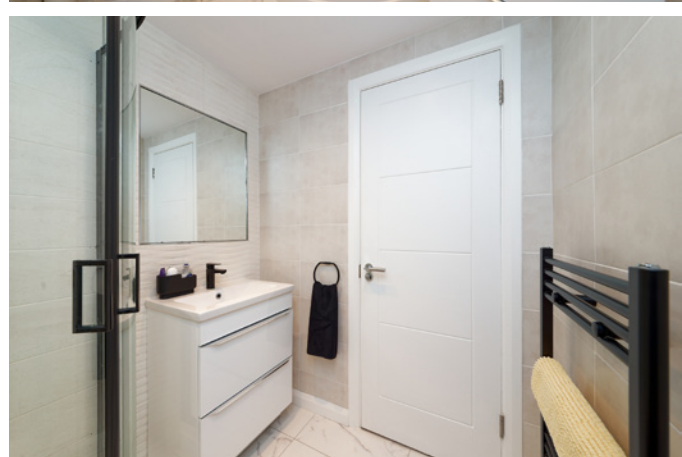


The crisp and contemporary styling continues into the two well-appointed bedrooms, both of which boast built-in wardrobes and allow the flexibility and space for additional free-standing furniture if required. The master bedroom is further complemented with an enviable en-suite. A stunning family bathroom suite completes the impressive accommodation internally.

THE BATHROOM



BEDROOM 1



BEDROOM 2

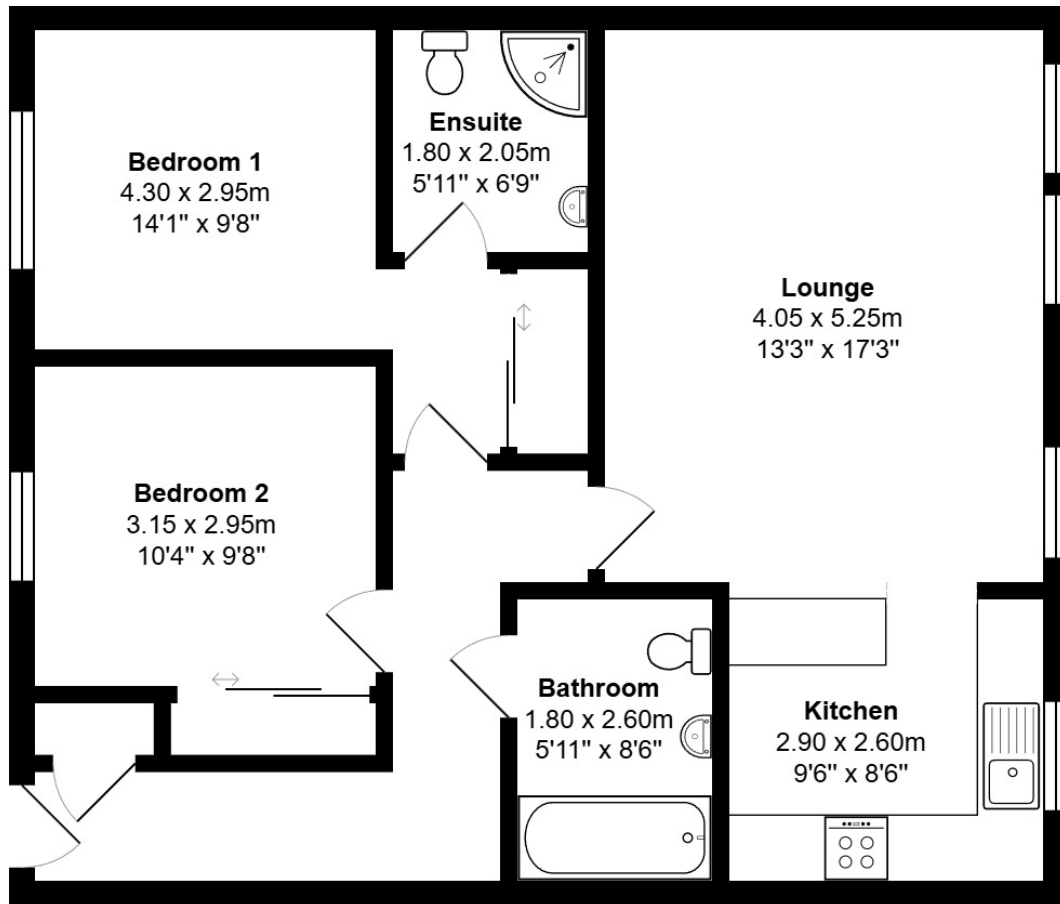


EXTERNALS



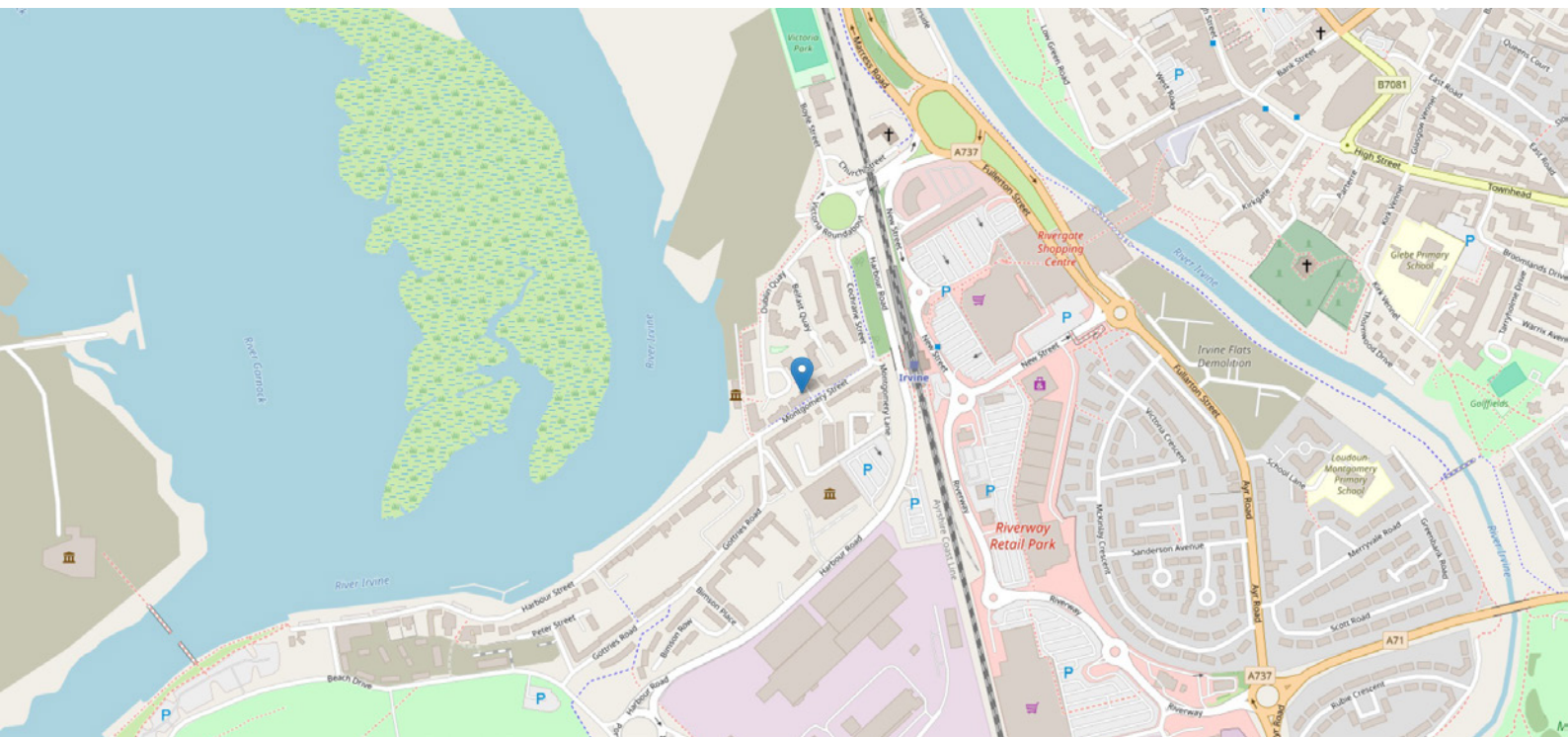
The property benefits from gas central heating. Externally, there are well-maintained communal gardens and an allocated parking space with plenty of visitor spaces.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 73m² | EPC Rating: B



THE LOCATION

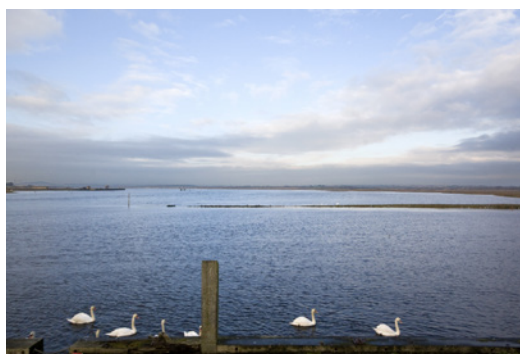
11 Dublin Quay is positioned within one of the most sought-after areas in Irvine, The Harbour. The harbour is well known for its stunning views, coffee shops, arts and crafts and the popular Ship Inn, the oldest pub in Irvine. Irvine Beach Park also starts here and stretches for miles, perfect for walking, running and enjoying many outdoor activities. The apartment is also within close proximity to the Rivergate Shopping Mall and all local amenities, including popular bars and restaurants.





Ayrshire is infamous for golf with its championship courses close by at Troon, Prestwick and Turnberry. Irvine is also the proud home to two private links courses, Dundonald Links and Western Gables and two municipal courses, Ravenspark and Bogside.

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



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