

22 Smithstone Court

IRVINE, KA11 1QB



*Modern two-bedroom semi-detached
home in a quiet cul-de-sac*



01292 430 555



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present 22 Smithstone Court to the market. This well-presented two-bedroom semi-detached home is ideal for first-time buyers, small families or those looking to downsize. Set within a sought-after cul-de-sac, the property boasts a multi-car driveway and a large, fully enclosed rear garden. Local shops, schools and amenities are all within easy reach.

THE LOUNGE



On entering the home, you're welcomed into a bright hallway with the staircase directly ahead and the lounge to your right. The lounge is flooded with natural light from a large front-facing window overlooking the driveway. The current layout creates a cosy yet practical living space with plenty of room for both seating and storage.

THE KITCHEN



At the rear of the lounge, you will find the kitchen and the double French doors lead into the private back garden. The kitchen follows a traditional U-shaped design, providing ample cupboard and worktop space. Finished in neutral white tones, it feels bright and airy, with room for freestanding appliances including a washing machine, fridge and dishwasher. There is also an outdoor tap for added convenience.





Upstairs, the landing gives access to two generous bedrooms, both benefiting from built-in wardrobes and large windows that draw in natural light. The family bathroom is fitted with a three-piece suite, including a bath with overhead shower, WC and wash basin.

THE BATHROOM



BEDROOM 1



BEDROOM 2

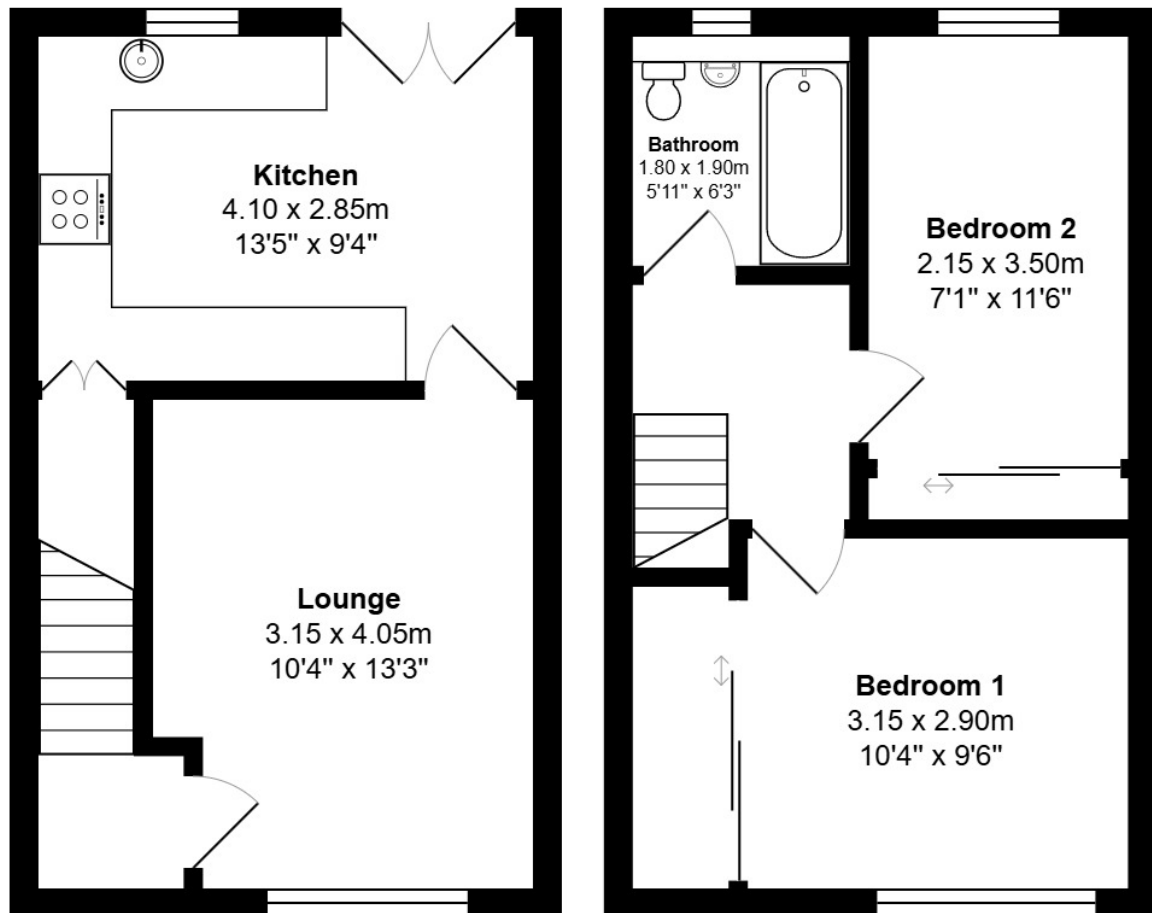


Externally, the driveway comfortably accommodates two cars, with further on-street parking available throughout the cul-de-sac. The front cladding features downlights that highlight the home beautifully during the darker months. A side gate gives direct access to the rear garden, which is mostly laid with concrete slabs for low maintenance. This sunny, private space offers plenty of room for outdoor seating, entertaining or family activities.

EXTERNALS

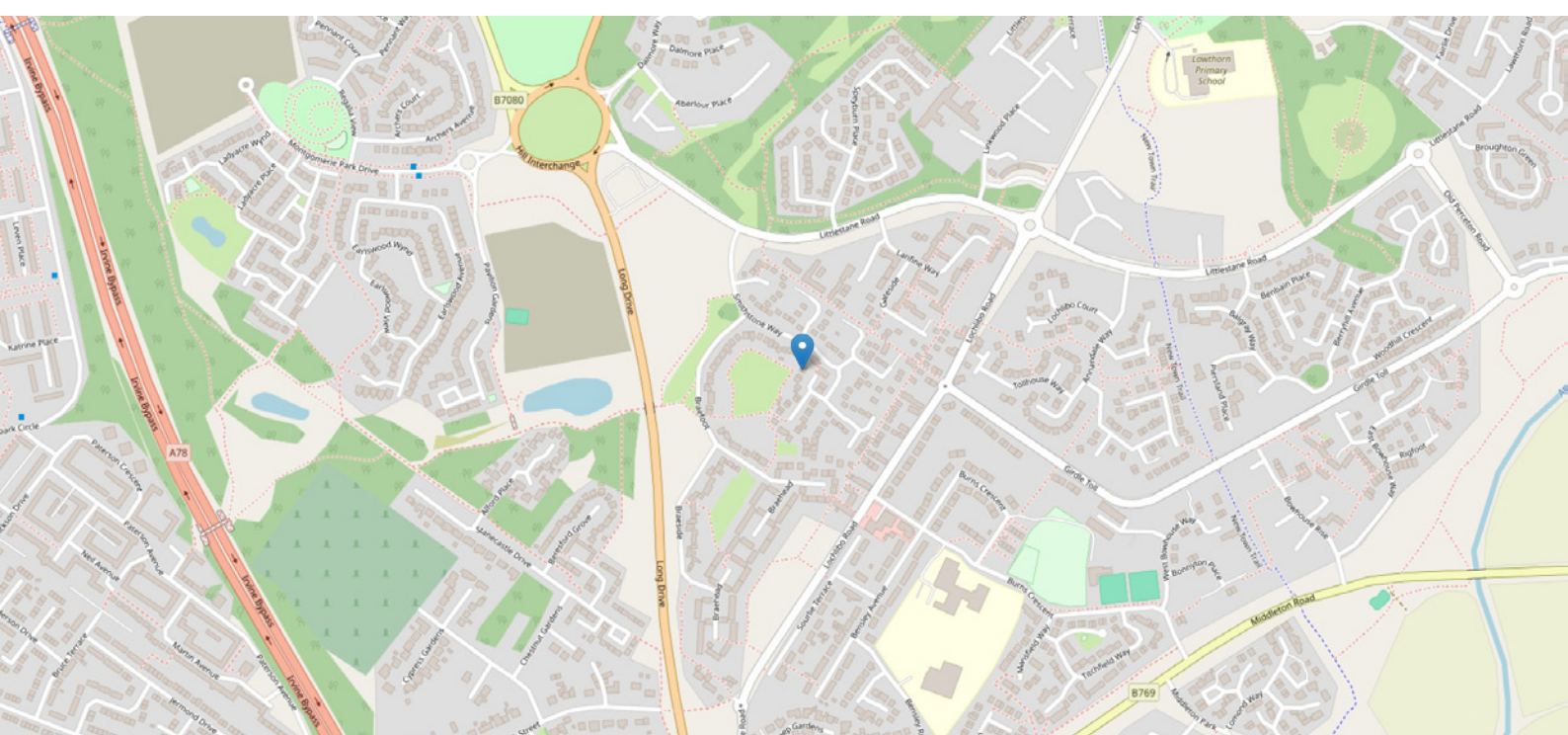


FLOOR PLAN, DIMENSIONS & MAP



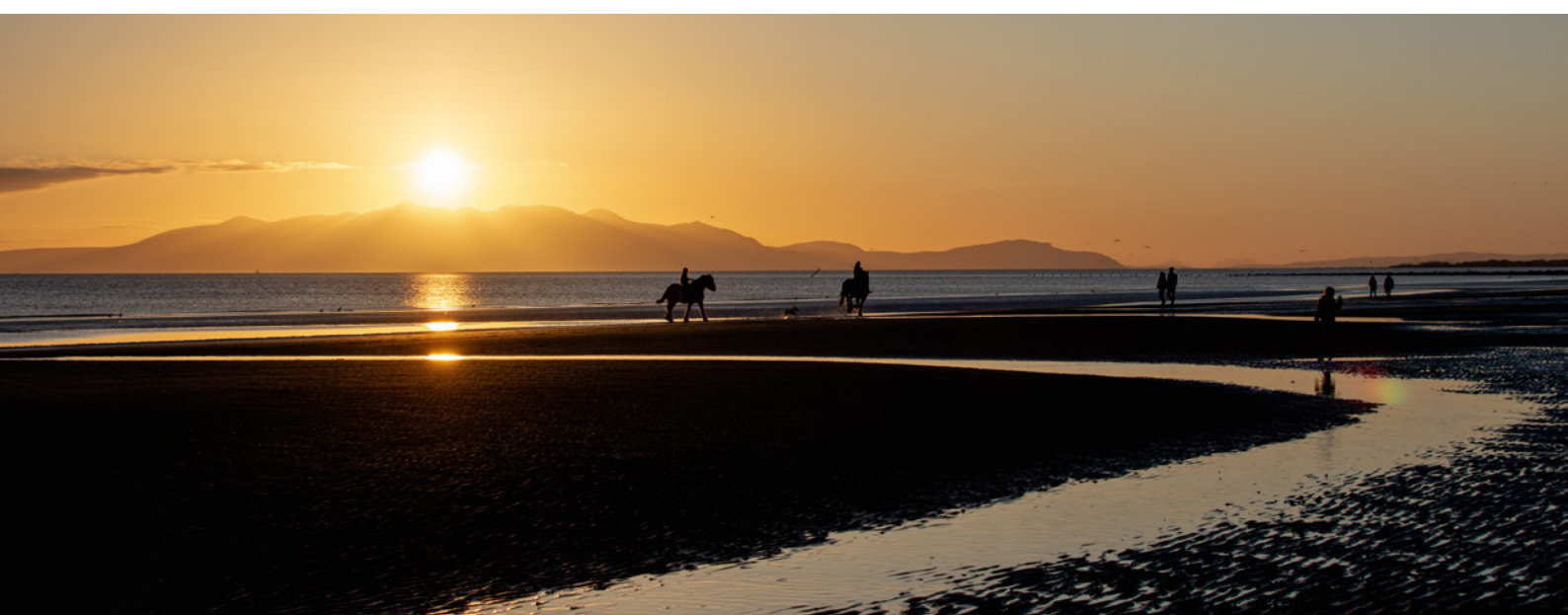
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 57m² | EPC Rating: C



THE LOCATION

Irvine is a coastal town on Scotland's west coast, known for its rich maritime history and beautiful surroundings. The town offers a wide range of local amenities including supermarkets, independent shops, cafes and restaurants. There are several highly regarded schools in the area, as well as leisure facilities and parks.





Excellent transport links make Irvine a convenient base for commuting. The railway station provides regular services to Glasgow and neighbouring towns, while the road network offers easy access to the Ayrshire coast and countryside. Whether enjoying the historic harbour, exploring the sandy beaches or taking advantage of the nearby shopping and dining options, Irvine has something to suit every lifestyle.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
NARI BHANDARI
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.