




McEwan Fraser Legal
Solicitors & Estate Agents
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26 Kirk Vennel
IRVINE, NORTH AYRSHIRE, KA12 0DQ

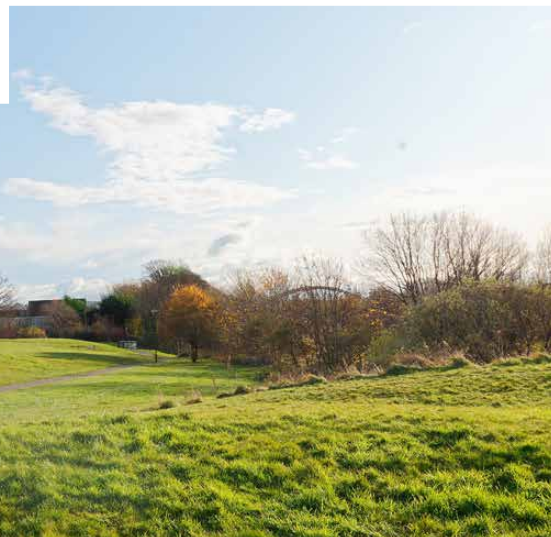
IRVINE

NORTH AYRSHIRE, KA12 0DQ

Kirk Vennel 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.



26 KIRK VENNEL

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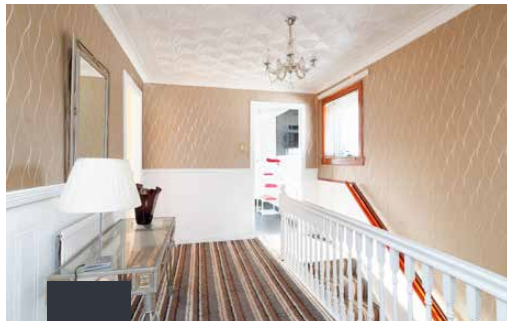
We are delighted to bring to the market this wonderful three bedroom, link-detached villa in a desirable, quiet location. This property is spacious and impressive, but at the same time, a fun and functional place in which to live and to enjoy with friends and family.

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 100 yards across the road. The location has a country feel, yet is only a short walk to the shopping center, train station, harbourside and beach. The house has been well designed to maximise privacy and the natural available light to create a modern ambience.

The welcoming hallway allows access to all apartments on this level. The formal lounge/dining area/family area offers various furniture configurations and leads to the stylish breakfasting

kitchen. The lounge has a feature fire and surround which gives the room a real cosy feel. The kitchen has an abundance of floor and wall mounted units, and a contrasting work-surface, creating a fashionable and efficient work-space. It also has a host of integrated appliances. A useful wc completes the impressive accommodation on this level. Upstairs there are three, bright and airy good sized bedrooms. All with a range of furniture configurations and space for additional free standing furniture if required. The luxury 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.

Externally, there are private front and rear gardens, walled with mature cherry and apple trees, a gated driveway to the front providing off road parking for two cars with a garage thereafter. The rear garden is a real suntrap and will be popular with all members of the family.





SPECIFICATIONS

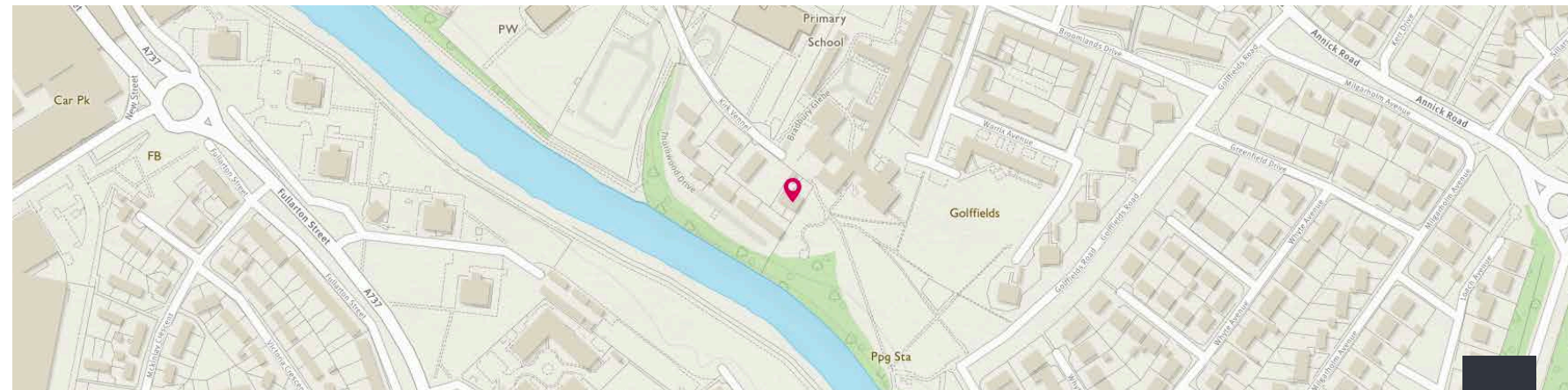
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge/Diner	8.50m (27'11") x 4.30m (14'1")
Kitchen	7.40m (24'3") x 3.60m (11'10")
Bedroom 1	5.00m (16'5") x 3.90m (12'10")
Bedroom 2	4.00m (13'1") x 3.40m (11'2")
Bedroom 3	3.80m (12'6") x 2.60m (8'6")
Bathroom	3.50m (11'6") x 3.20m (10'6")
WC	2.21m (7'3") x 1.10m (3'7")
Garage	5.40m (17'9") x 3.00m (9'10")

Gross internal floor area (m²): 127m² | EPC Rating: C

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






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Part
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Text and description
DIANE KERR
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer