

11 Maxwood Place

GIRDLE TOLL, IRVINE, KA11 1QG



*Well-presented two-bedroom flat in
a convenient Irvine location*



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McEwan Fraser Legal is delighted to present 11 Maxwood Place, a bright and spacious two-bedroom upper flat in the ever-popular Girdle Toll area of Irvine. This property will appeal to first-time buyers, young families, or those looking to downsize, thanks to its generous proportions, modern finish, and convenient location.

THE LOUNGE



Heading upstairs from the front door, you are welcomed into a spacious hallway that connects all rooms in the property. To the left, the large lounge is filled with natural light from two windows, creating a bright and refreshing space to relax. The layout is very practical, with a designated dining area conveniently placed beside the entrance to the kitchen. The kitchen itself is arranged in a practical L-shaped layout, offering a good range of units and workspace, along with room for freestanding appliances. It features an integrated oven and induction hob and benefits from under-cabinet lighting, giving the space a clean, modern finish.

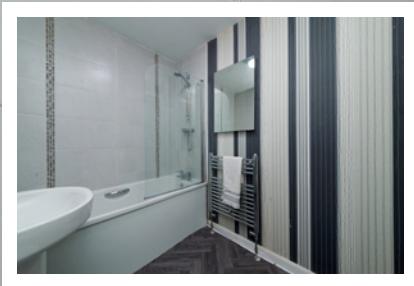
THE KITCHEN





Both bedrooms are generously sized and benefit from built-in wardrobes with sliding mirrored doors, maximising storage while keeping the rooms bright and open. The bathroom comprises a bath with overhead shower, basin, and toilet, with a heated towel rail adding a stylish, modern touch.

THE BATHROOM



BEDROOM 1



BEDROOM 2

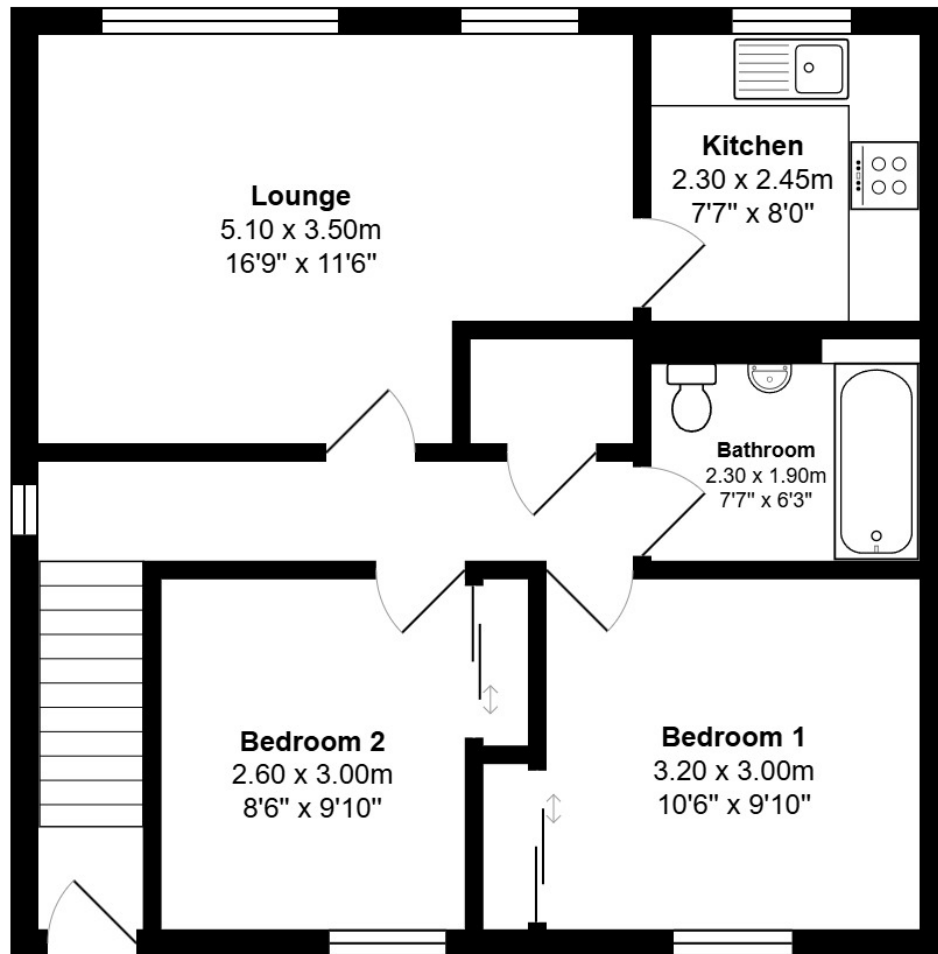


Externally, the property offers on-street parking to the front. The rear garden is low-maintenance, and the bin storage area is discreetly positioned at the back.

EXTERNALS

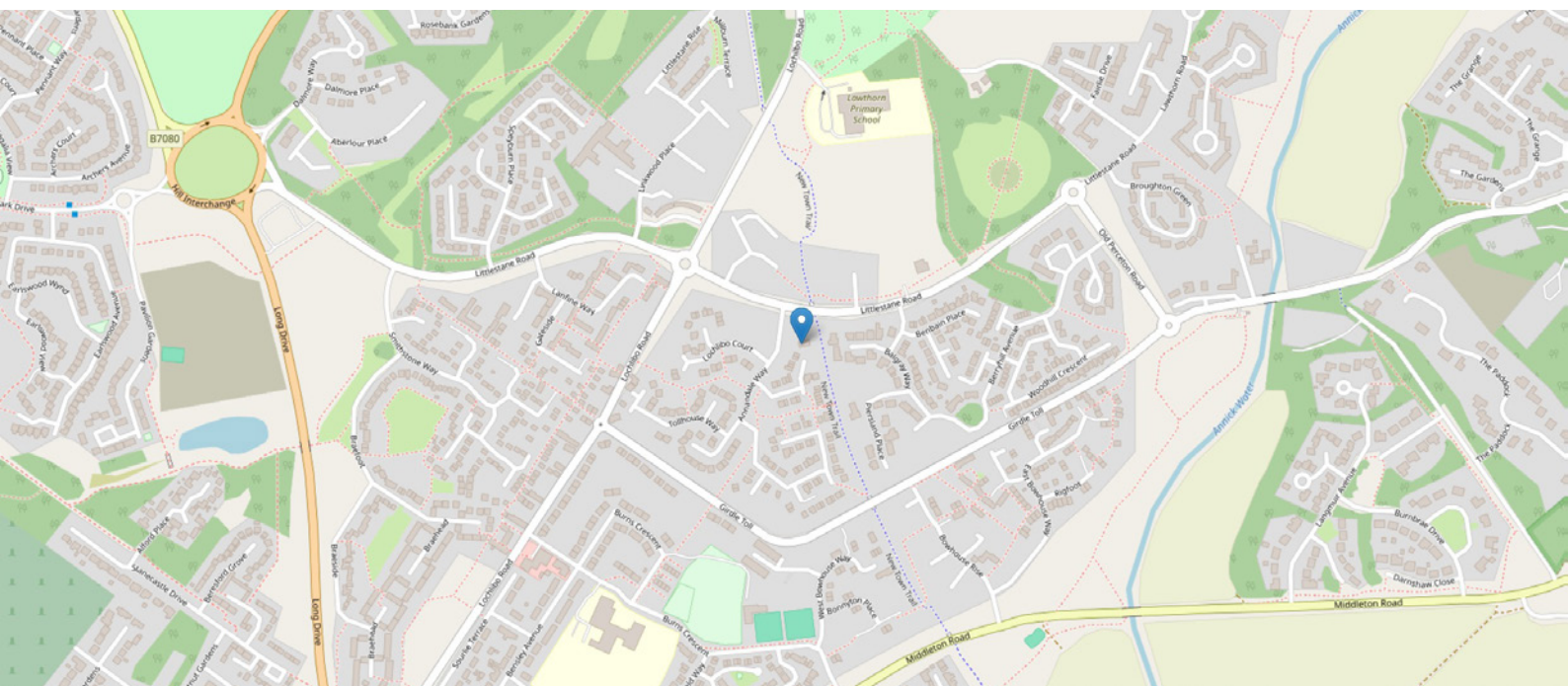


FLOOR PLAN & DIMENSIONS



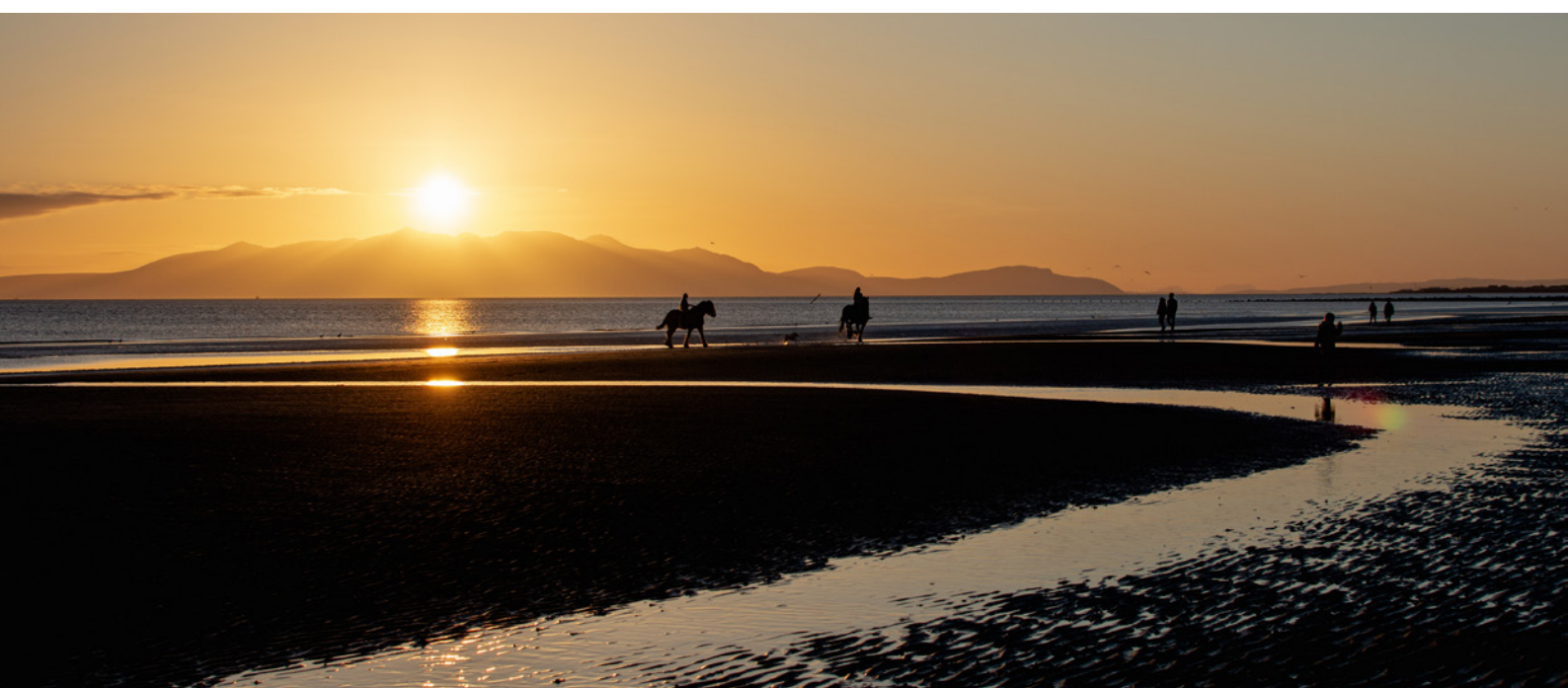
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 56m² | EPC Rating: C



THE LOCATION

Maxwood Place is situated in the popular Girdle Toll area of Irvine, a location well known for its family-friendly community and excellent amenities. Nearby, you'll find a range of local shops, supermarkets, and leisure facilities, with Irvine town centre offering further retail and dining options. Schooling at both primary and secondary levels is available locally, making this a great choice for families.





For commuters, the property is ideally placed for easy access to the A78 and wider road networks, while Irvine Train Station provides regular services to Glasgow and beyond. Prestwick Airport is also within a short drive, adding to the excellent connectivity of the area.



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