

# 61 Woodhill Crescent

IRVINE, NORTH AYRSHIRE, KA11 1QR



*Charming one-bedroom end terraced Villa in  
the popular area of Girdle Toll within Irvine*



01292 430 555



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present 61 Woodhill Crescent, a beautifully presented one-bedroom villa. The property is in move-in condition and set within a quiet residential pocket. This stylish home offers modern living with easy access to local amenities and transport links. It will appeal to first-time buyers, investors and anyone looking to downsize.

# THE LOUNGE



On entering the property, you are welcomed into the lounge, a bright, comfortable space ideal for relaxing or entertaining.



# THE KITCHEN



The open plan kitchen is fitted with modern units, appliances and good counter space, making everyday cooking simple and enjoyable. At the rear of the kitchen, you will find access to the sun room, which overlooks the garden. This room is perfect for unwinding and makes a lovely spot to read or enjoy the peace and quiet.



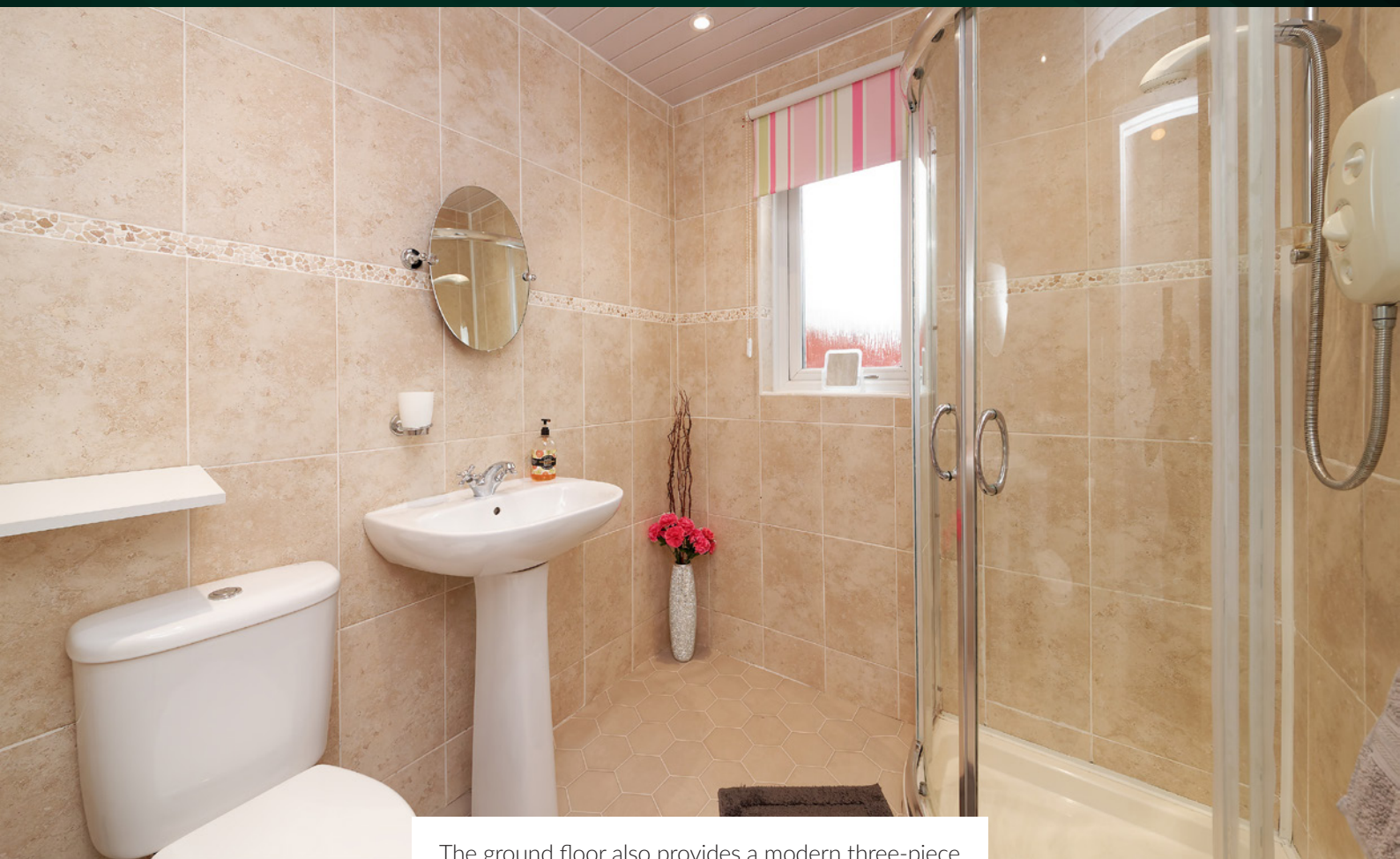


# THE SUN ROOM

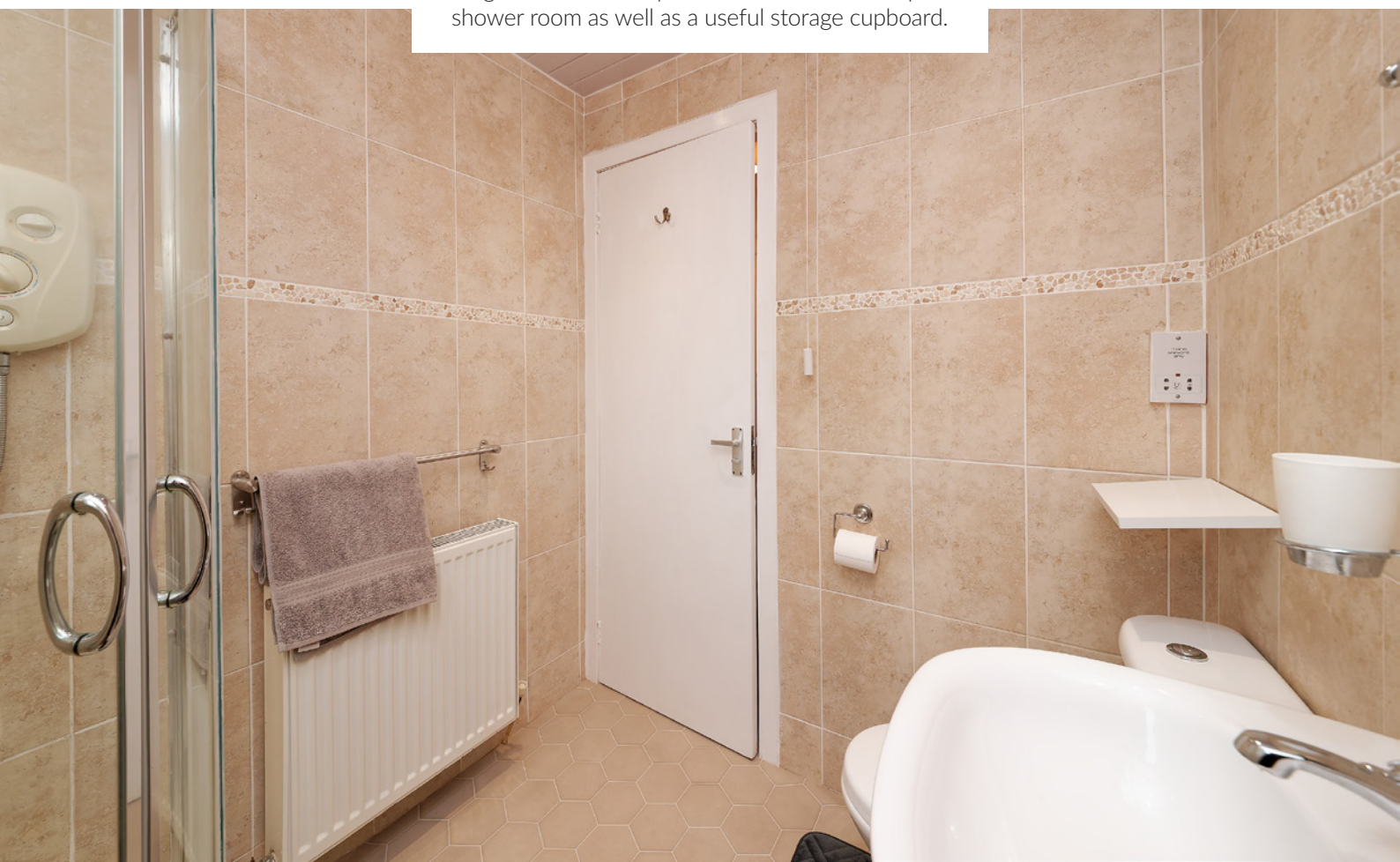




# THE SHOWER ROOM



The ground floor also provides a modern three-piece shower room as well as a useful storage cupboard.





# THE BEDROOM



Upstairs, the mezzanine bedroom feels light and airy and offers a calm retreat. The fitted wardrobe maximises space and keeps the room clutter-free.





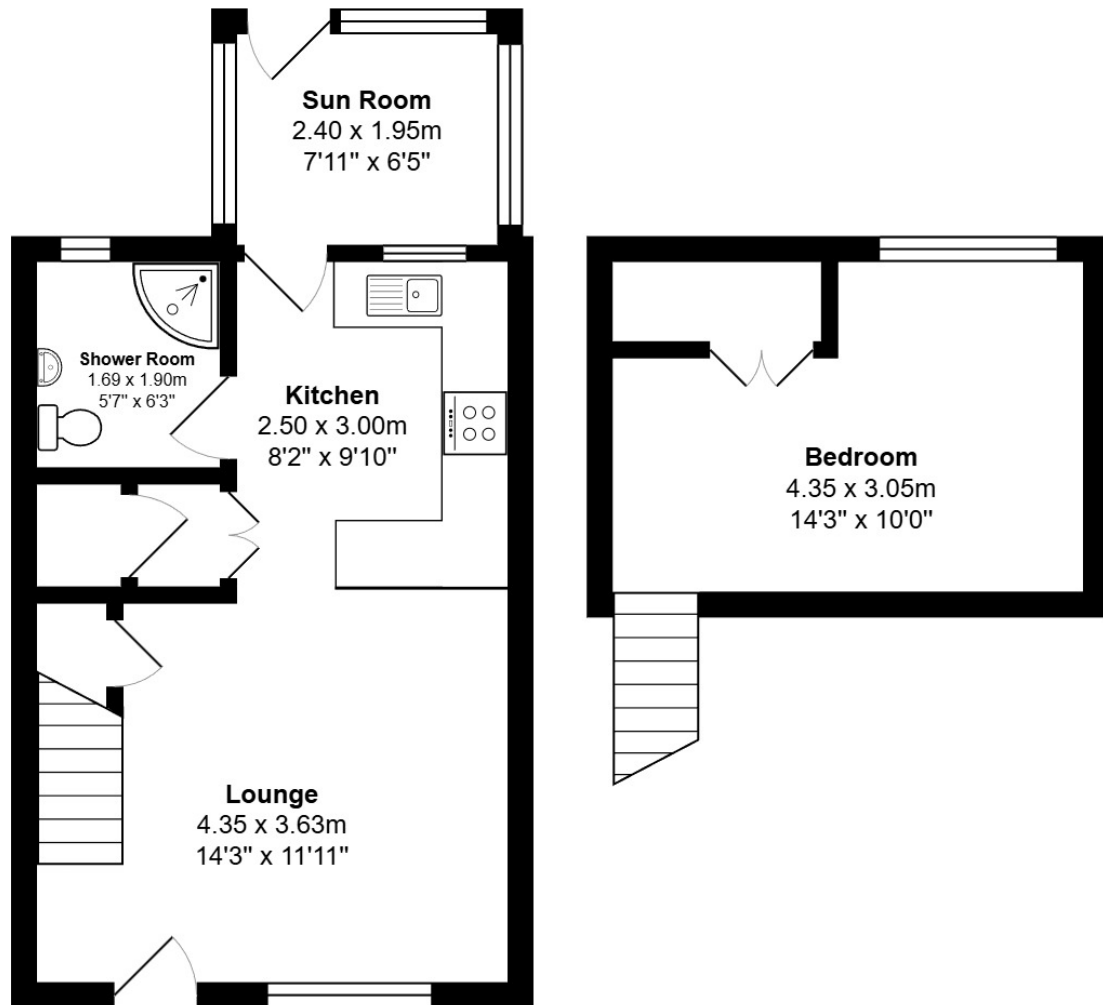
# EXTERNALS



Outside, there is a low-maintenance rear garden which is ideal for sitting out or enjoying time outdoors. A raised wooden deck provides a firm base for a shed or additional seating space. There is also free parking at the front of the property, which will appeal to a wide range of buyers. Early viewing is encouraged.

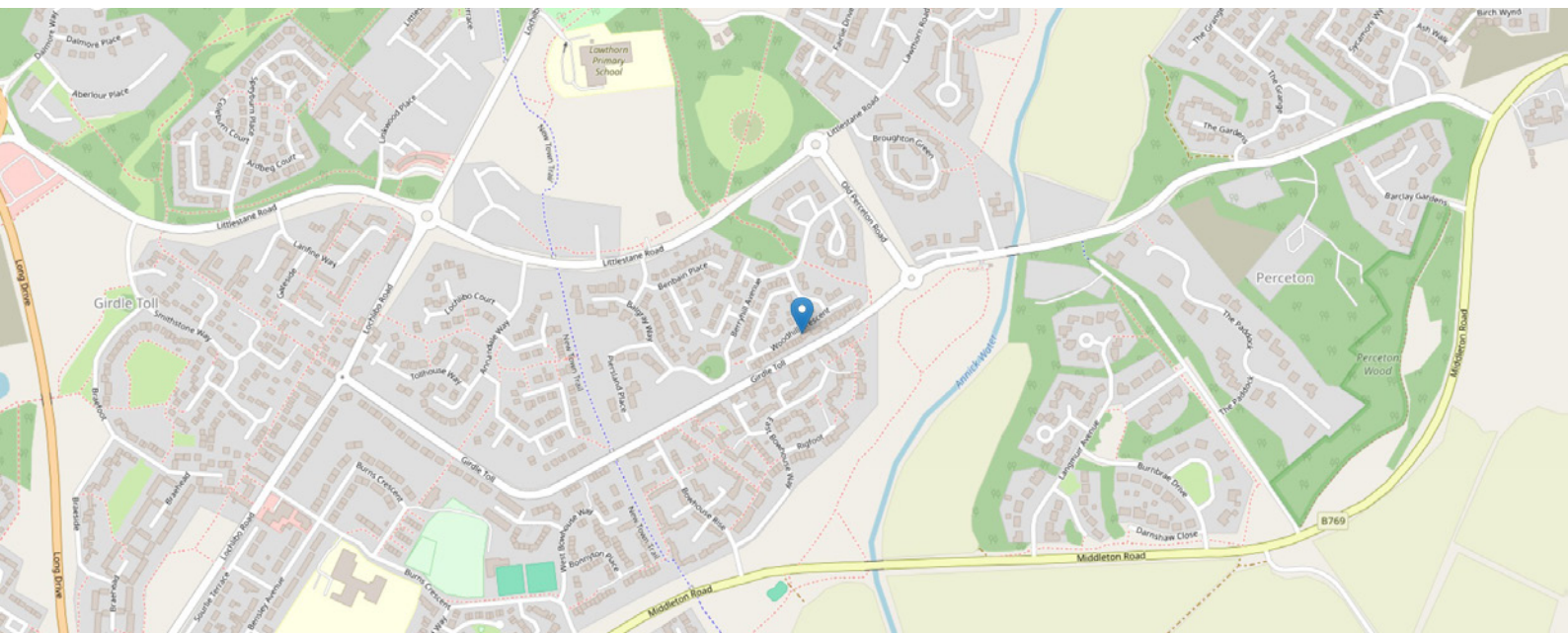


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

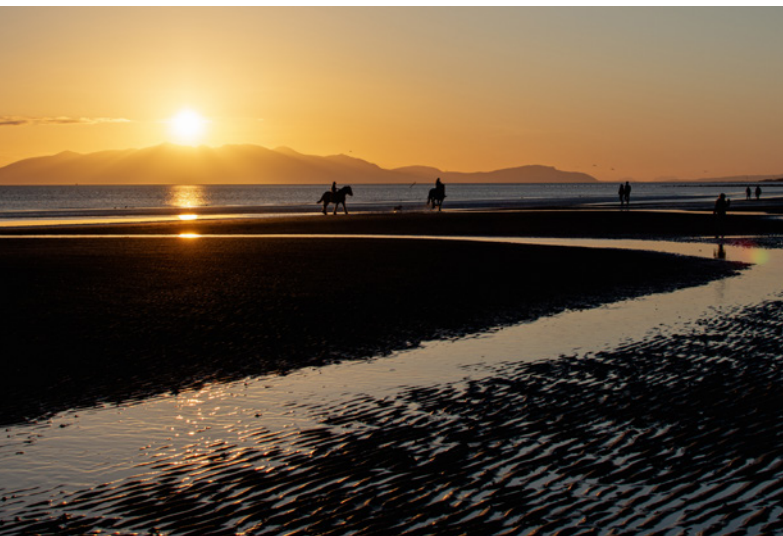
Gross internal floor area (m<sup>2</sup>): 47m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Woodhill Crescent sits within a highly popular part of Girdle Toll, where purchase opportunities are rare. Local shops and services are close by, along with regular bus routes. Irvine town centre is within easy reach and offers supermarkets, leisure options and a variety of shopping.



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01292 430 555

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto: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.