

61 Woodhill Crescent

IRVINE, NORTH AYRSHIRE, KA11 1QR



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



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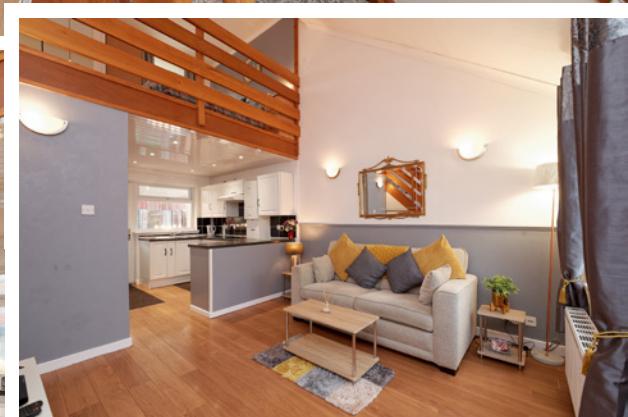
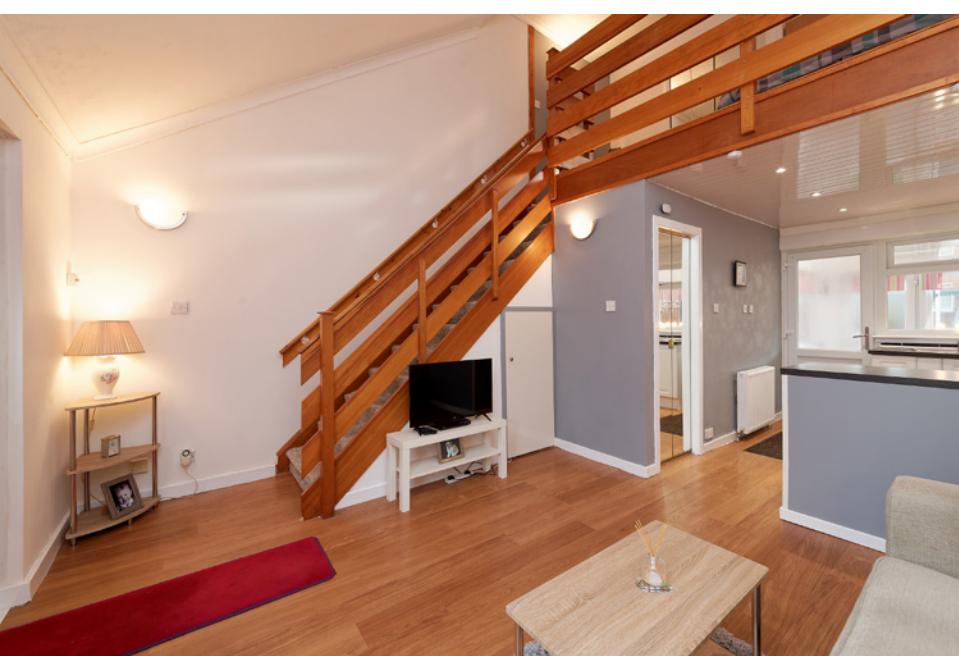


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McEwan Fraser Legal is delighted to present 61 Woodhill Crescent, a beautifully presented one-bedroom villa. The property is in move-in condition and set within a quiet residential pocket. This stylish home offers modern living with easy access to 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



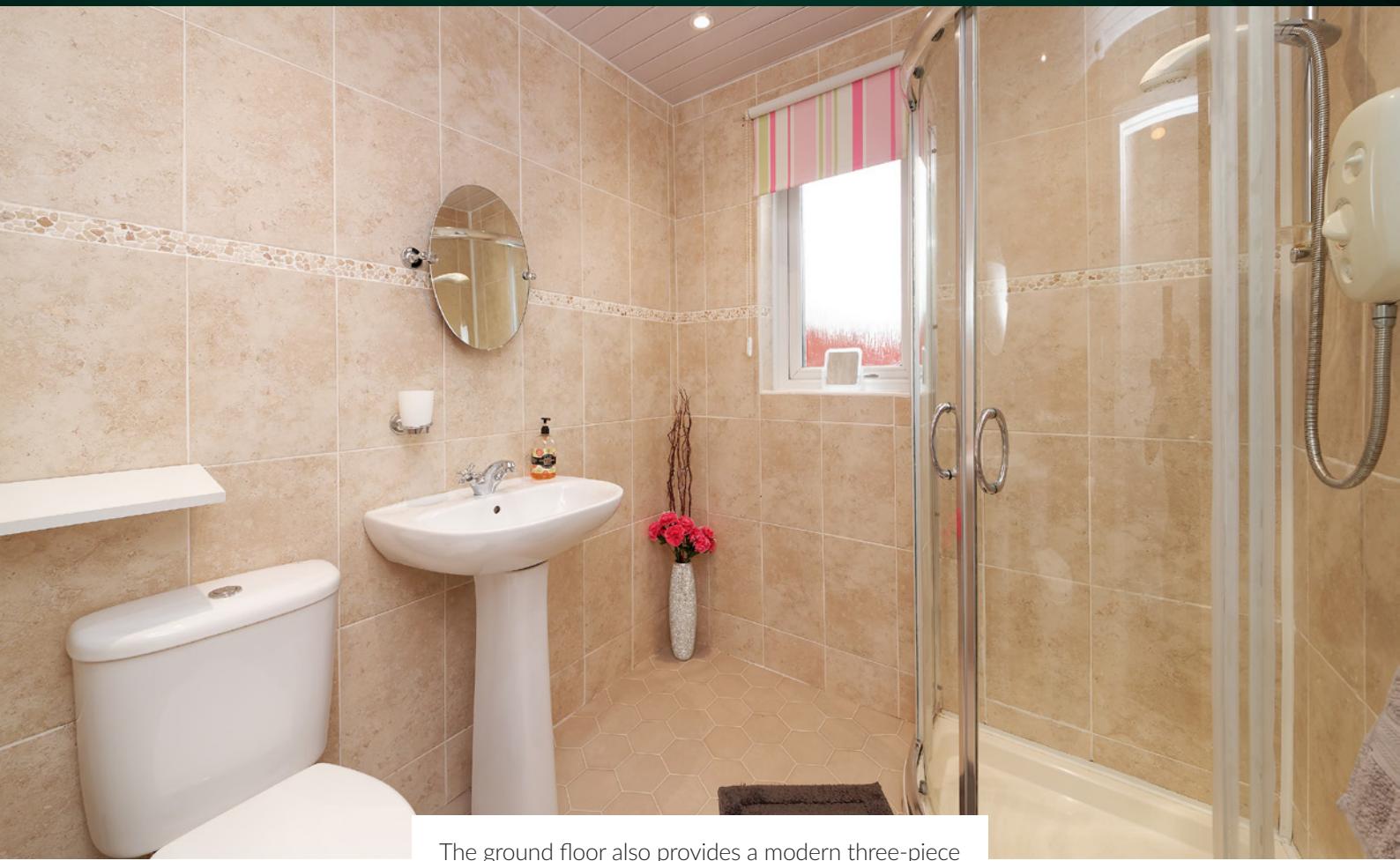
The open plan kitchen is fitted with modern units, appliances and good counter space, making everyday cooking simple and enjoyable. At the rear of the kitchen, you will find access to the sun room, which overlooks the garden. This room is perfect for unwinding and makes a lovely spot to read or enjoy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



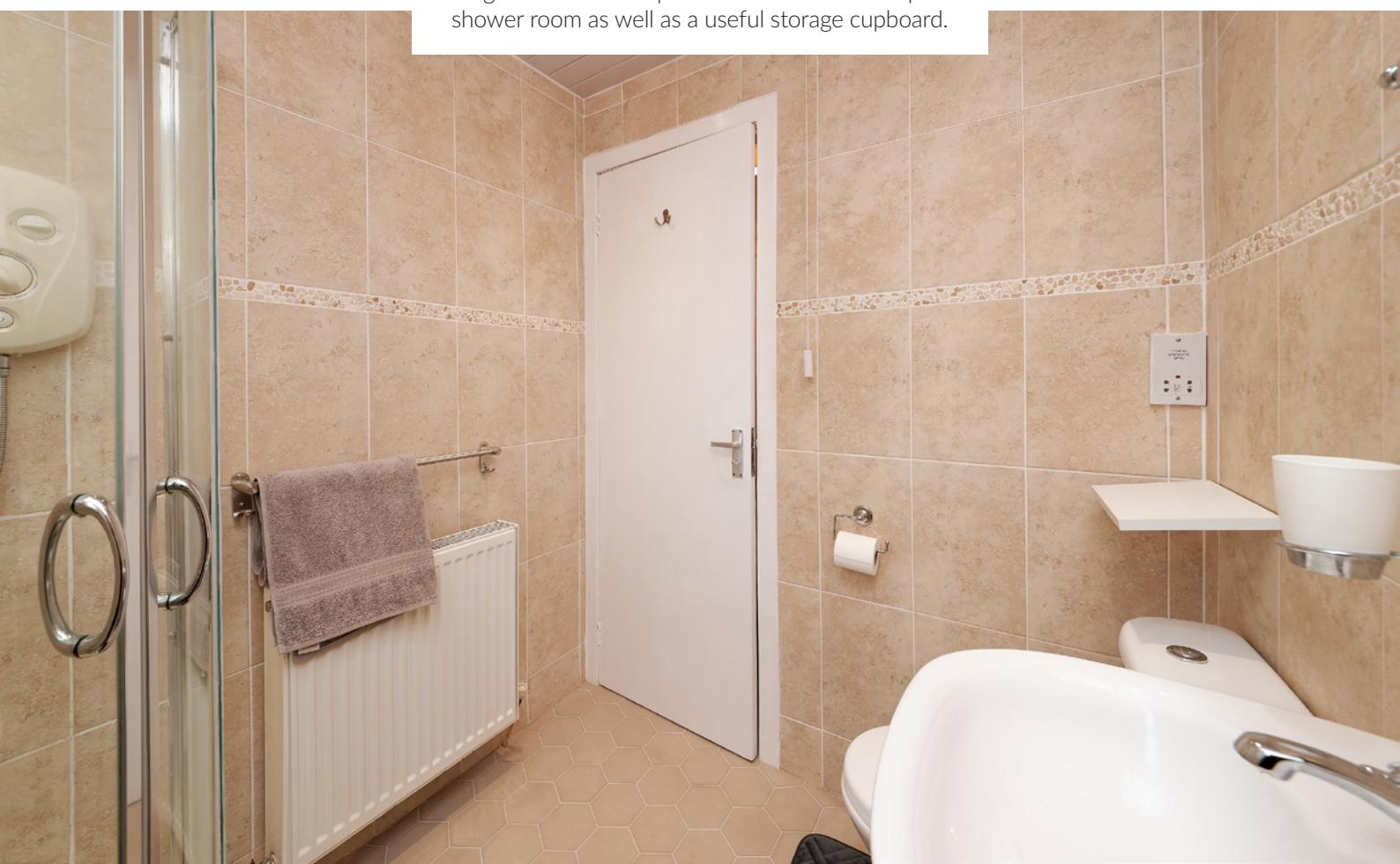
THE SUN ROOM



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.

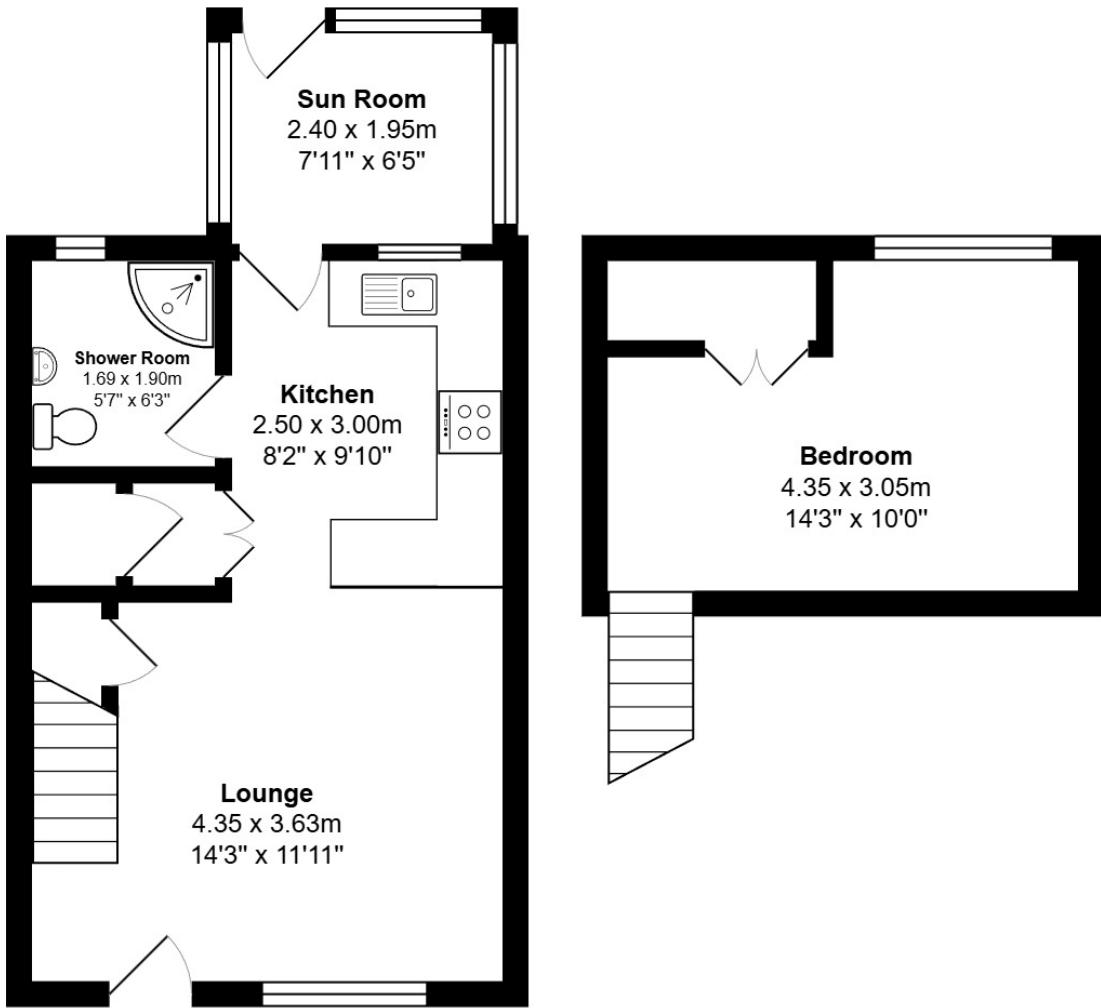


EXTERNALS



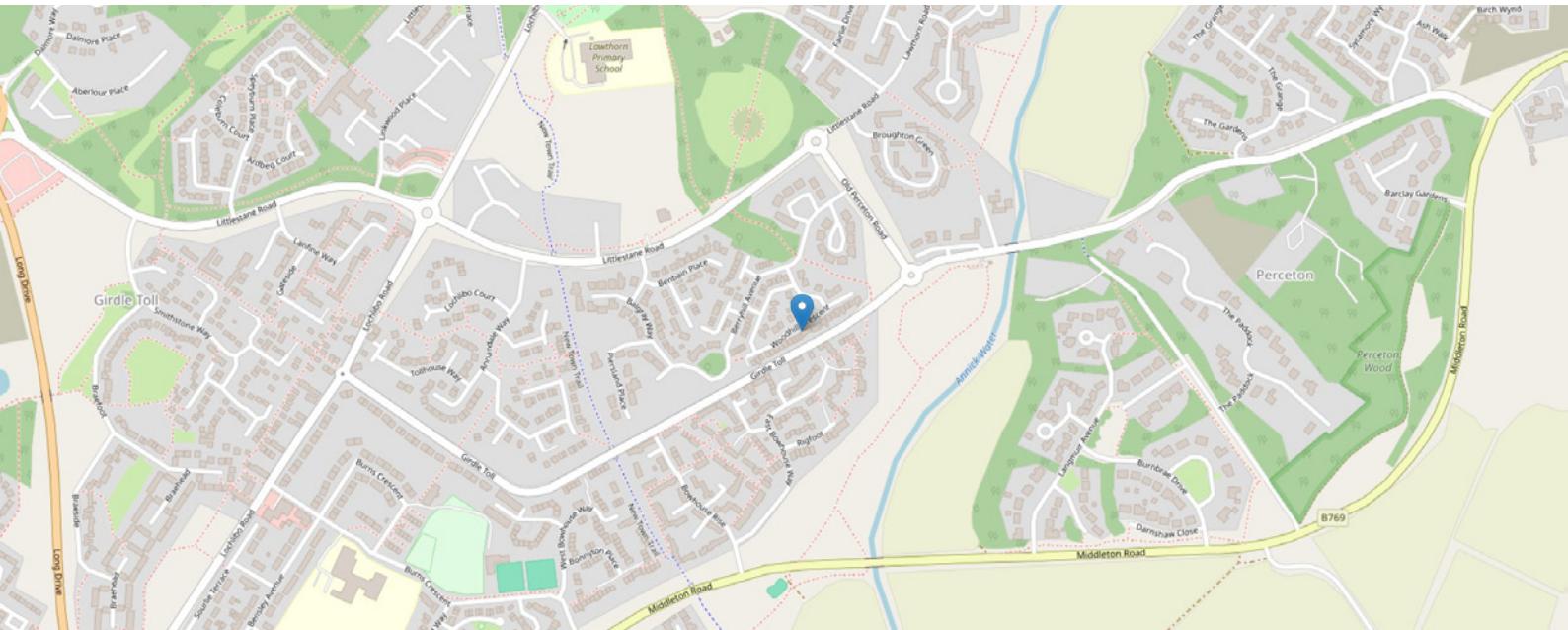
Outside, there is a low-maintenance rear garden which is ideal for sitting out or enjoying time outdoors. A raised wooden deck provides a firm base for a shed or additional seating space. There is also free parking at the front of the property, which will appeal to a wide range of buyers. Early viewing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

FLOOR PLAN & DIMENSIONS



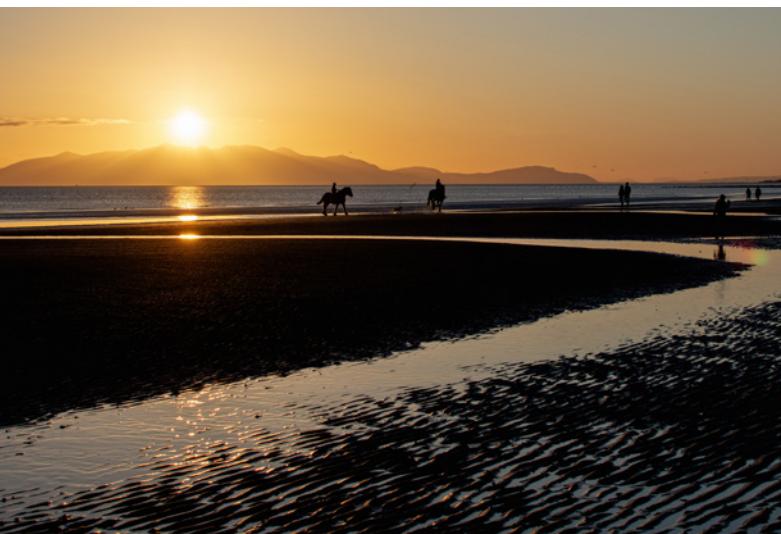
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 47m² | 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.




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