

# 4 Barra Lane

BROOMLANDS, IRVINE, KA11 1DA



*A SPACIOUS THREE BEDROOM FAMILY HOME,  
WITH THE ADDED BONUS OF A GARAGE*



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We are delighted to bring to the market this three-bedroom, mid-terraced villa with the added bonus of a garage, formed over two levels and will make the ideal home for a variety of people. The property is in need of modernisation but will be the perfect property for those looking to put their own stamp on their new home.

The hallway on the ground floor leads to all rooms on this level. The spacious formal lounge/dining area is pleasantly located to the rear of the property and is flooded with natural light from the large window and the patio doors that lead into the fully enclosed rear garden. The kitchen has a range of floor and wall mounted units with contemporary work surfaces, creating a fashionable and efficient workspace.

Journeying upstairs, you will find three bright and airy well-proportioned bedrooms. All of the bedrooms have a range of furniture configurations and space for additional free-standing furniture if required. The family bathroom completes the accommodation internally.

Externally, there are private front and rear gardens, providing a safe environment for children and pets. A driveway to the front provides off-road parking with a garage thereafter.

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**The Lounge**







**The Kitchen**







**Bedroom 1**



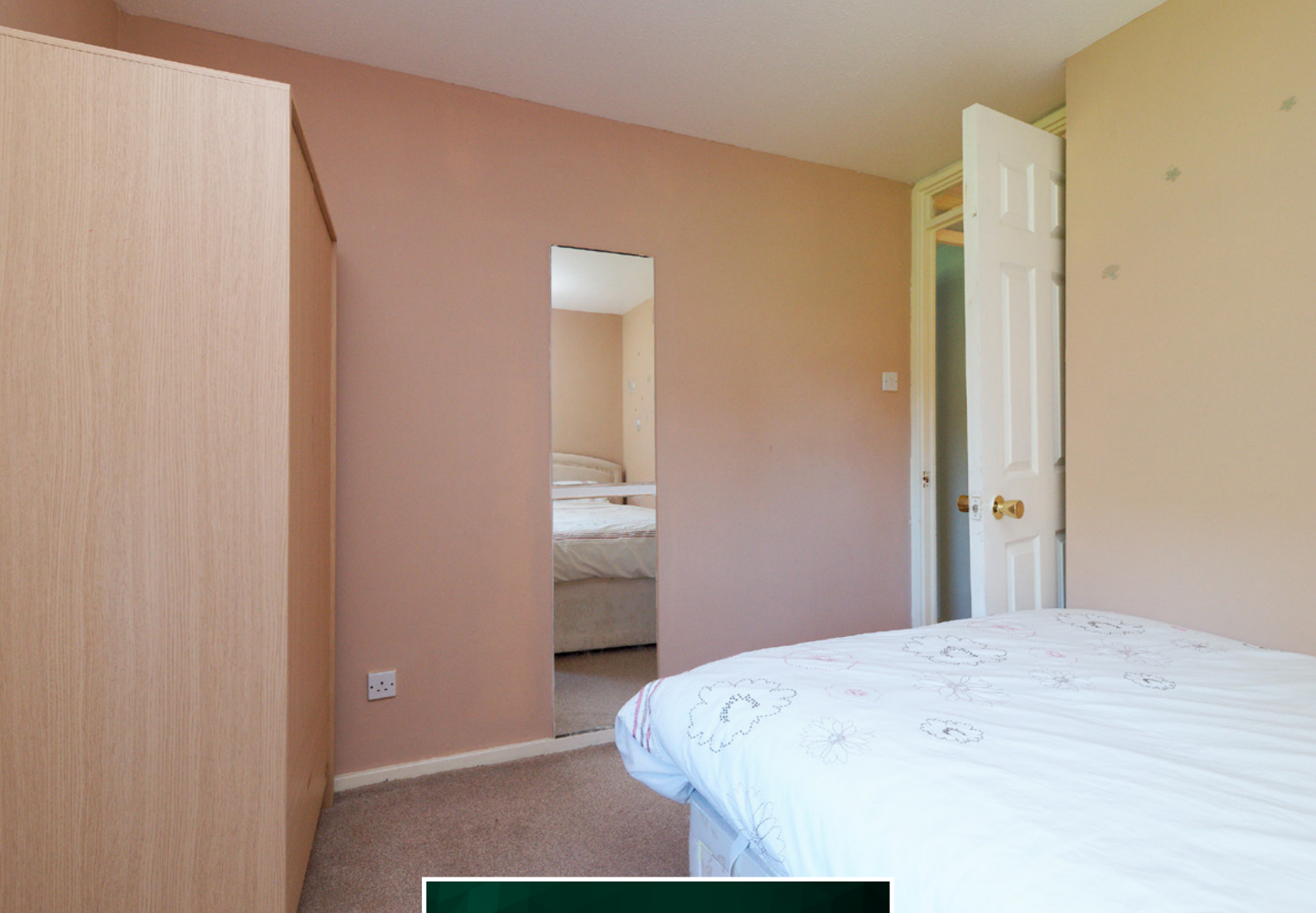




**Bedroom 2**







**Bedroom 3**



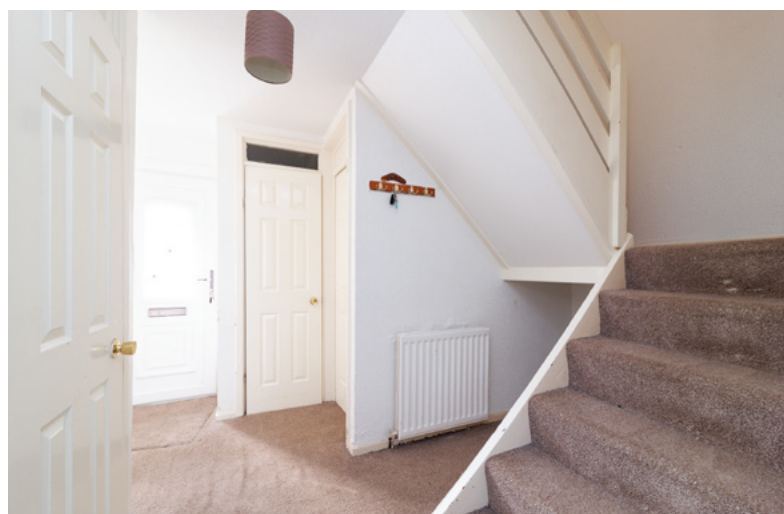
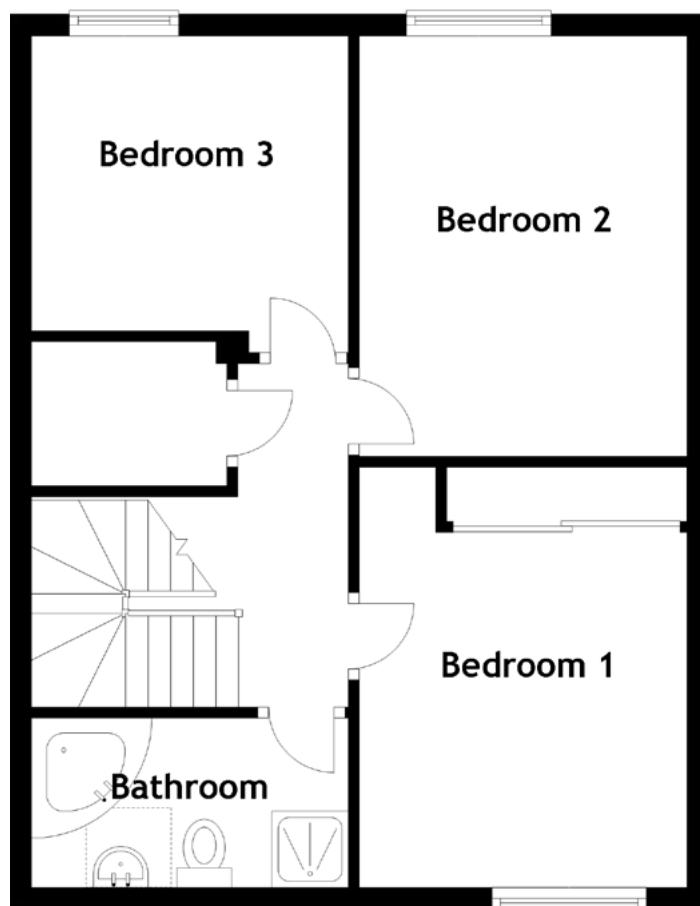
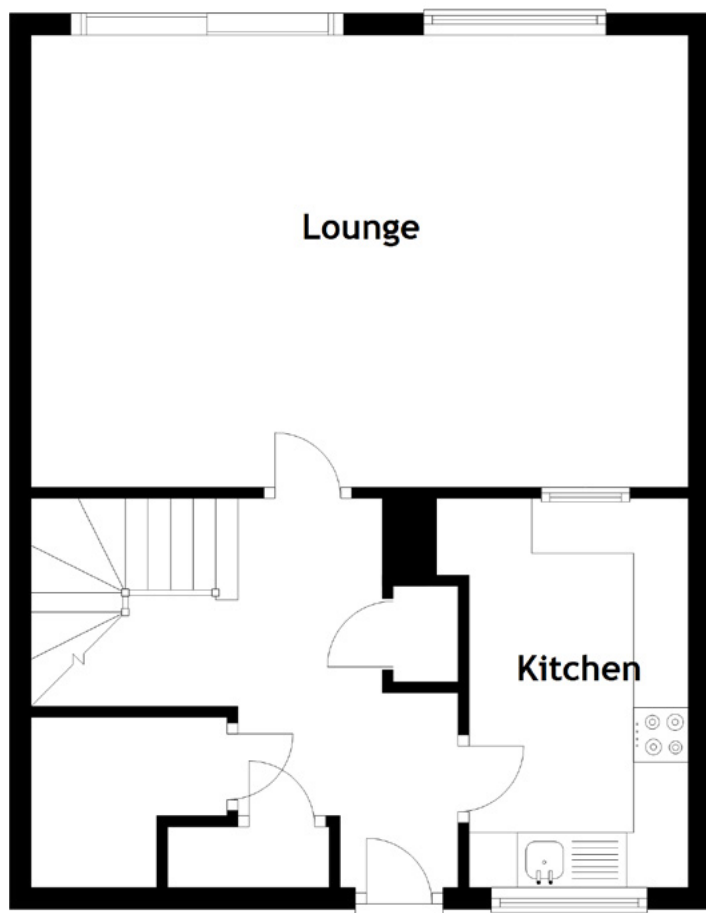




**The Bathroom**







Approximate Dimensions  
(Taken from the widest point)

Lounge	6.00m (19'8") x 3.75m (12'4")	Bathroom	2.90m (9'6") x 1.70m (5'7")
Kitchen	3.55m (11'8") x 2.10m (6'11")		
Bedroom 1	3.85m (12'8") x 3.00m (9'10")	Gross internal floor area (m <sup>2</sup> ): 91m <sup>2</sup>	
Bedroom 2	3.85m (12'8") x 3.00m (9'10")	EPC Rating: C	
Bedroom 3	2.90m (9'6") x 2.90m (9'6")		





**The Garden**







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4 Barra Lane 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.

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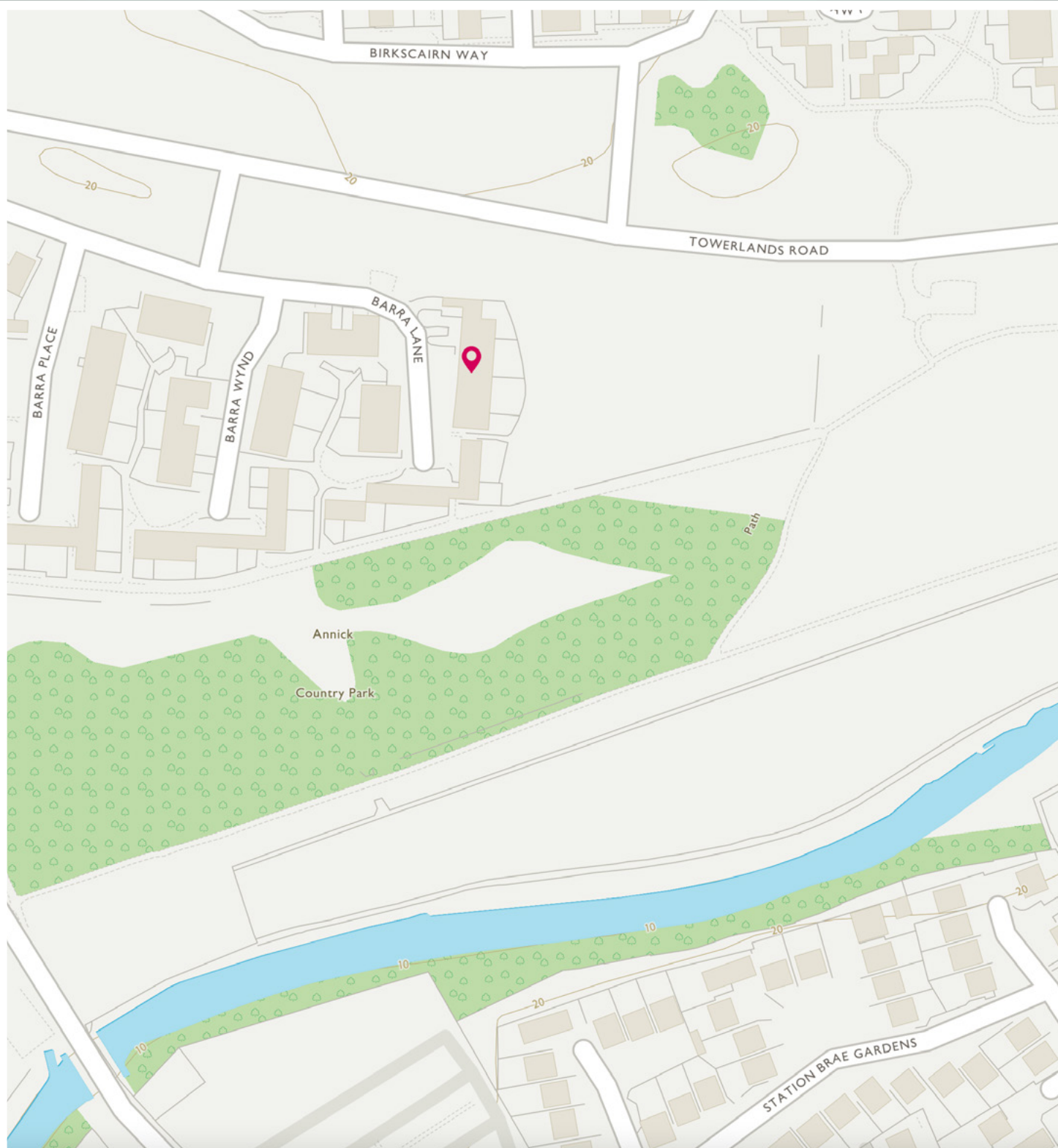


Image credit: <http://www.ordnancesurvey.co.uk/osmap/>

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