

9 Raven Avenue

NORTH NEWMOOR, IRVINE, NORTH AYRSHIRE, KA11 4FW



A bright, spacious and tastefully decorated four/five bedroom detached house, tucked away in a sought after area of Irvine



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We are delighted to bring to the market this striking four/five-bedroom, detached villa in a desirable, quiet location, which would make an ideal home for a growing family. Inside this property, you will find exceptional design and an inspired layout over two levels which provides light-filled and spacious accommodation.

This property is spacious and impressive, but at the same time, a fun and functional place to live and enjoy with friends and family. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

THE LOUNGE



A welcoming hallway leads to all apartments on this level. The formal lounge is pleasantly located to the rear of the property and is flooded with natural light from a set of doors that open into the rear garden, where you can invite outside in.

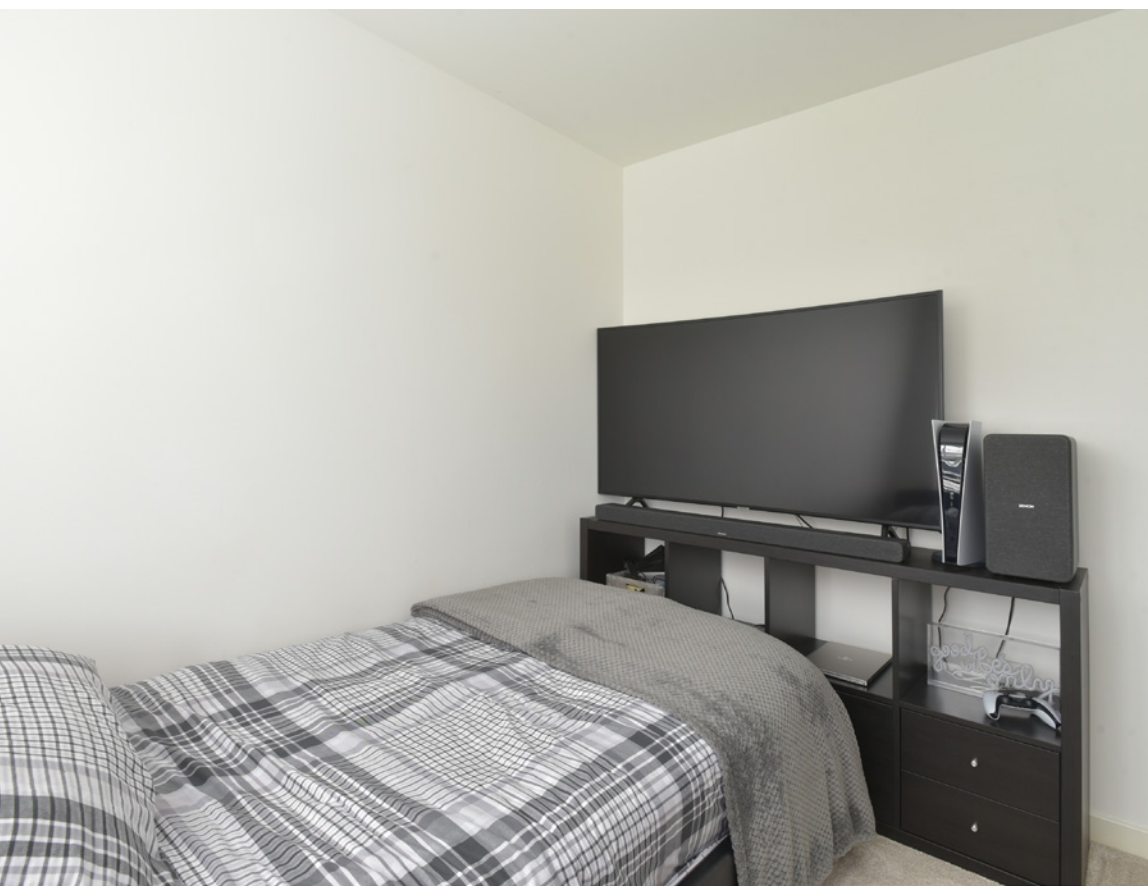
THE KITCHEN/DINER



The impressive dining kitchen has a range of floor and wall-mounted units with a striking worktop, which provides a fashionable and efficient workspace. It also hosts a range of integrated appliances and space provided for free-standing appliances.



THE DINING ROOM/BED 5



There is a separate dining room on this level which the current owners have transformed into a fifth bedroom. The rooms are very versatile and can be transformed to meet each individual purchaser's needs and requirements.

A useful WC completes the impressive accommodation on this level.



Journeying upstairs you will discover four bright and airy well-appointed bedrooms, with the master bedroom being complemented with an impressive en-suite. The contemporary family bathroom completes the impressive accommodation internally.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4

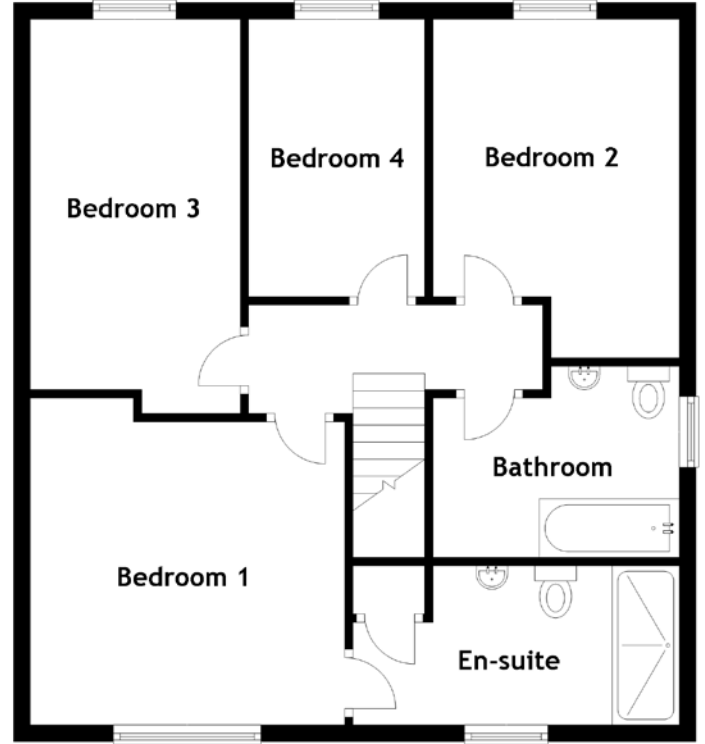
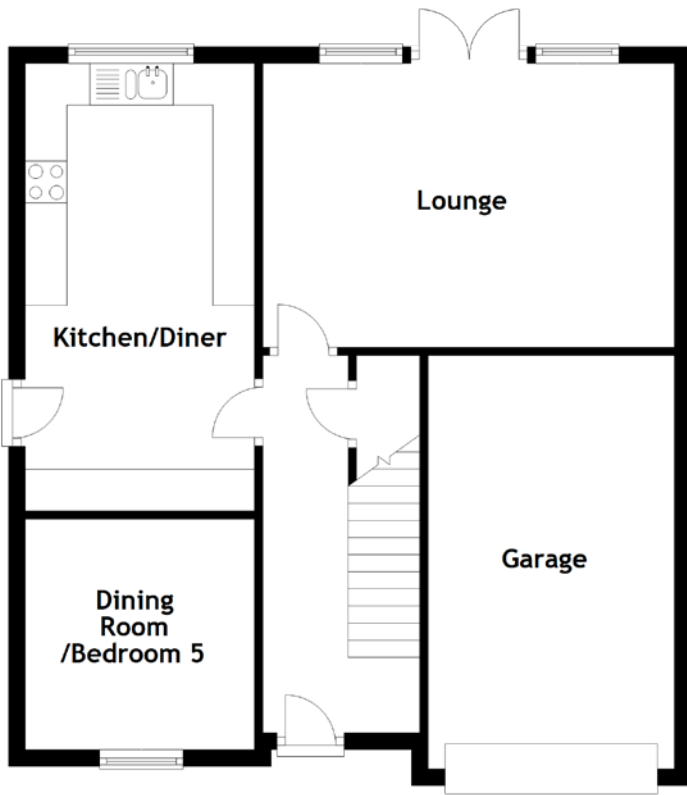


Externally, there are private front and rear gardens. There is a driveway providing off-road parking and a garage thereafter. The rear garden is fully enclosed and is a real sun trap and will be popular in the summer months. Many an evening will be spent in this zone with friends and family. The high specifications of this family home also include solar panels, double glazing and gas central heating for additional comfort.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



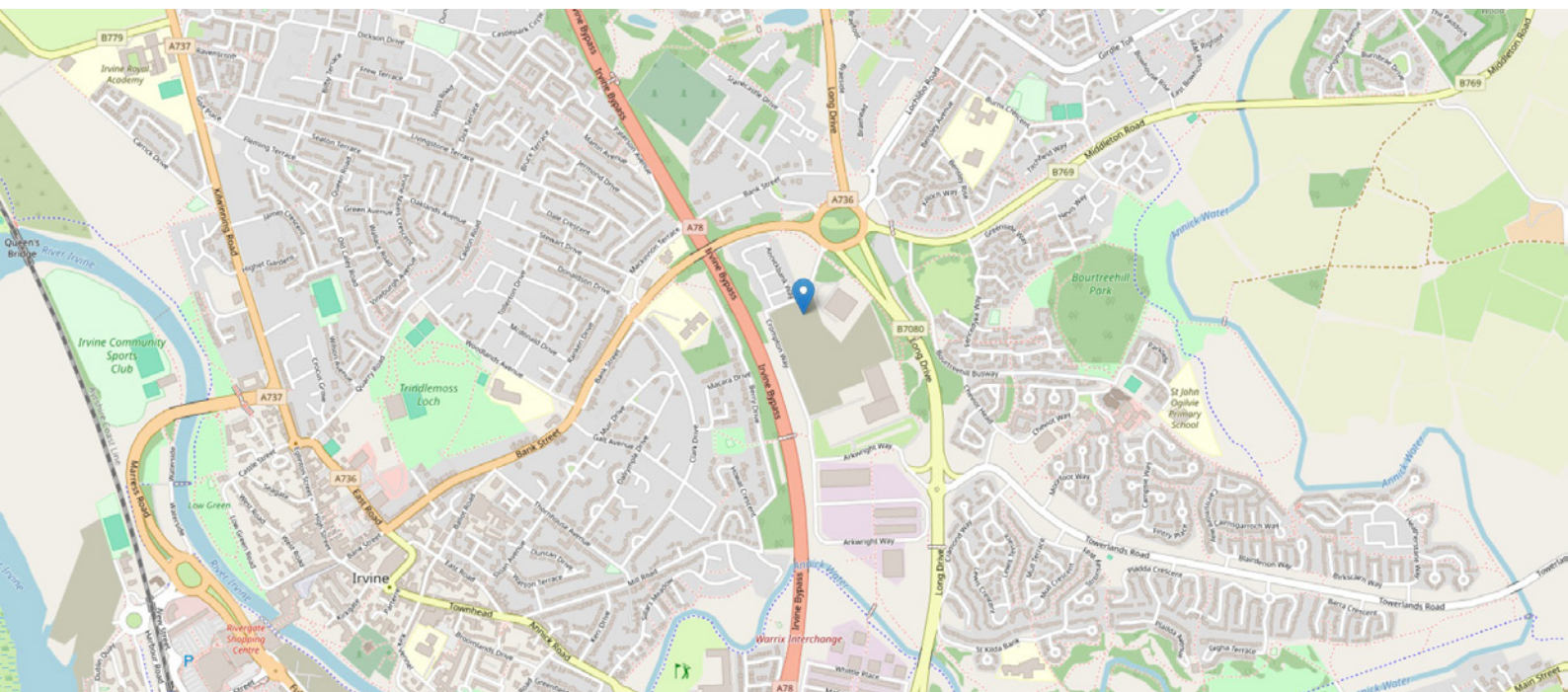
Approximate Dimensions (Taken from the widest point)

Lounge	4.93m (16'2") x 3.40m (11'2")
Kitchen/Diner	5.36m (17'7") x 2.75m (9')
Dining Room/Bedroom 5	2.76m (9'1") x 2.75m (9')
Bedroom 1	3.95m (13') x 3.85m (12'8")
En-suite	3.77m (12'4") x 1.91m (6'3")
Bedroom 2	4.05m (13'4") x 2.90m (9'6")
Bedroom 3	4.44m (14'7") x 2.52m (8'3")

Bedroom 4	3.32m (10'11") x 2.20m (7'3")
Bathroom	2.67m (8'9") x 2.29m (7'6")
Garage	4.95m (16'3") x 2.95m (9'8")

Gross internal floor area (m²): 113m²
EPC Rating: B

Extras: Carpets and floor coverings, light fixtures and fittings, curtains and blinds.



THE LOCATION

Raven Avenue is positioned in the popular North Newmoor area of Irvine and is ideally located, not far from road links and local amenities. 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.

Prestwick International Airport is close by and Glasgow Airport, being the main route for all the major tour operators, is only approximately 22 miles away. There are also, regular, services southbound.




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