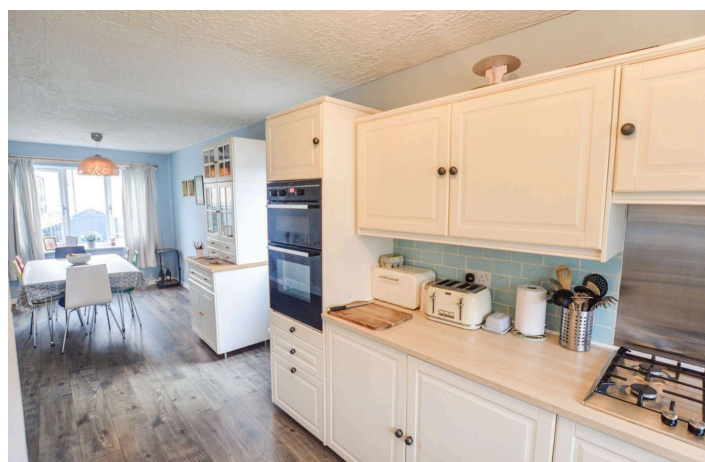
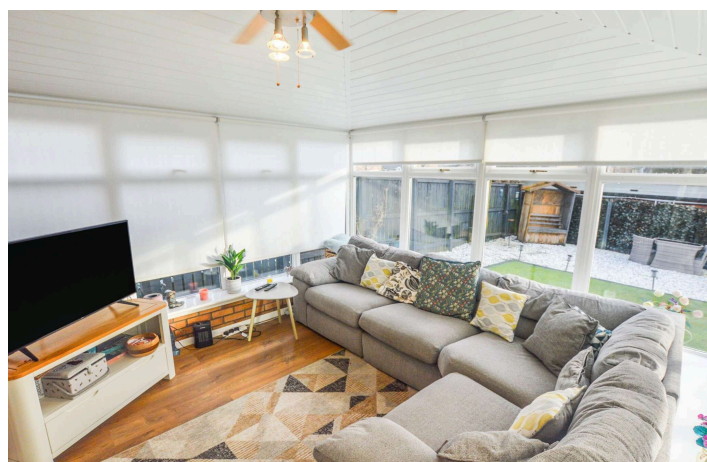




Detached Villa

26 Inverleven Place, Irvine, KA11 2DW





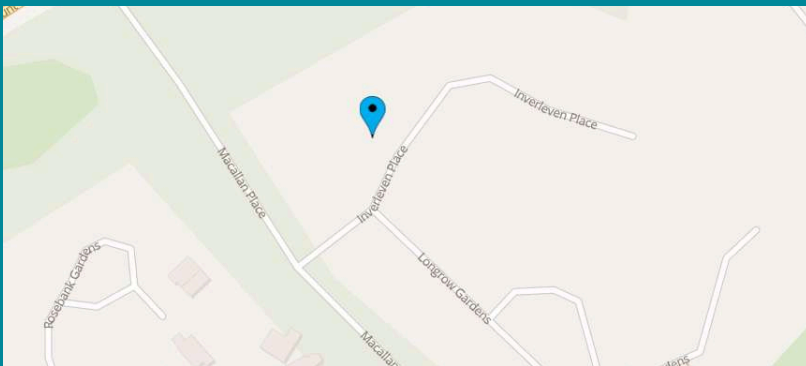
26 Inverleven Place

Taylor & Henderson are delighted to present to the market this rarely available detached villa offering excellent family accommodation within a private sought-after residential pocket of Irvine. The accommodation on offer comprises reception hallway, w/c, lounge with patio doors to the conservatory which has access to the rear garden. Generous family dining kitchen area with side door outside all on the ground floor. The upper level boasts 2 double bedrooms 1 with an ensuite shower room and both with built in wardrobes, further 2 single bedrooms 1 with built in storage cupboard and a family bathroom with over bath shower. Features include double glazing, gas central heating and well-maintained gardens to front, side and rear. The front garden has a section of lawn and a monoblocked driveway providing off-street parking for two cars. The low maintenance enclosed rear garden provides a spacious patio area, section of lawn with drying green and decorative chips surrounding the full garden and a timber garden shed. The property is conveniently situated within easy access of all local amenities, including local shops, sports and recreational facilities, schools and regular public transport services. Beith offers good road and rail links to Glasgow, neighbouring Ayrshire towns and the M8 motorway network, thus providing ease of travel throughout West Central Scotland.

Measurements

Entrance Vestibule	14'0 x 6'0
WC	6'0 x 3'0
Lounge	14'0 x 12'0
Dining Kitchen	27'0 x 9'0
Conservatory	11'0 x 11'1
Bathroom	8'0 x 6'0
Bedroom 1	12'0 x 10'1
Ensuite	5'0 x 6'0
Bedroom 2	11'0 x 8'0
Bedroom 3	10'0 x 8'0
Bedroom 4	9'0 x 7'0





Viewing
Through solicitors on 01294 606700

Email
property@taylorandhenderson.co.uk

Reference
E501760

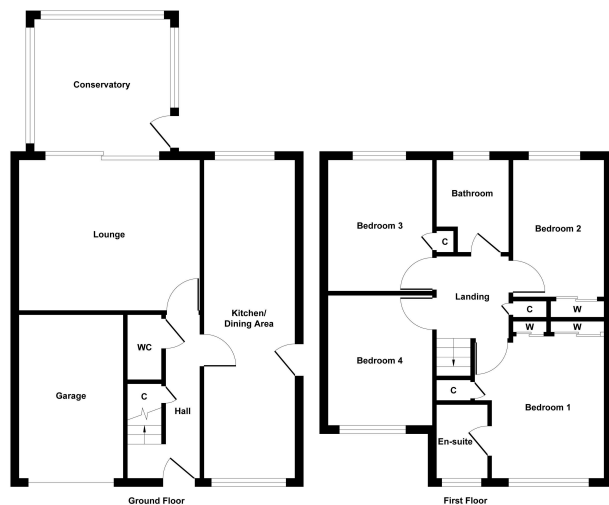


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Our Offices

51 Hamilton Street, Saltcoats, Ayrshire, KA21 5DX
Tel: 01294 606700 & Fax: 01294 464827

22 Bank Street, Irvine, Ayrshire, KA12 0AG
Tel: 01294 278306 & Fax: 01294 272886

83 Main Street, Kilwinning, Ayrshire, KA13 6AN
Tel: 01294 557506 & Fax: 01294 558552
Email: property@taylorandhenderson.co.uk

espc rightmove ZOOPLA OnTheMarket



DISCLAIMER: Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.