



Main door Flat

9 Girdle Toll, Irvine, KA11 1AW



9 Girdle Toll

Situated within the popular Girdle Toll area, this ground floor main door flat is new to the market and comprises an entrance vestibule, hallway, generously sized lounge, a fitted kitchen with direct access to the enclosed rear garden. There are two spacious double bedrooms, one of which benefits from built-in wardrobes, along with a modern shower room. Externally, the property enjoys a front garden with a paved driveway providing off-street parking, complemented by decorative chipped sections on either side. To the rear, the fully enclosed garden is mainly laid to lawn, offering a private outdoor space ideal for relaxing, entertaining, or family use. This home would be well suited to a range of buyers, including first-time purchasers, downsizers, and buy-to-let investors, and is conveniently located close to local amenities, schools, and transport links.

Entrance Vestibule	3'2 x 3'5
Lounge	13'1 x 14'7
Kitchen	10'4 x 10'8
Shower Room	6'7 x 5'8
Bedroom 1	13'9 x 10'8
Bedroom 2	13'2 x 10'1

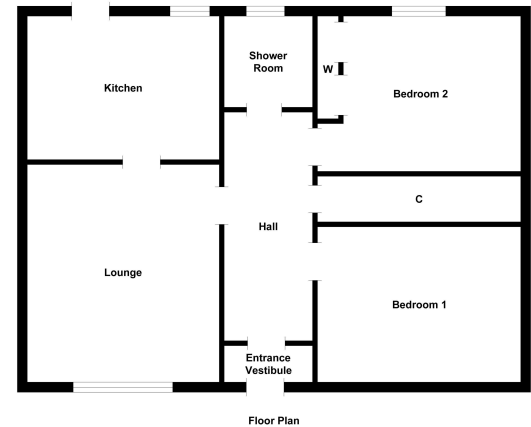
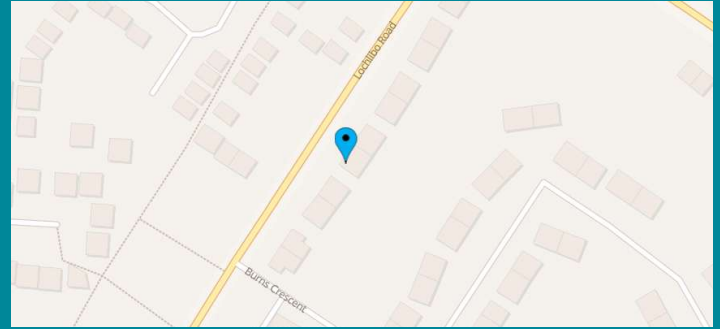


Illustration for identification purposes only; measurements are approximate, not to scale.
Produced by Elements Property

Viewing
Through solicitors on 01294 606700

Email
property@taylorandhenderson.co.uk

Reference E513436



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.