




McEwan Fraser Legal
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94 Heatherstane Way
BOURTREEHILL, IRVINE, NORTH AYRSHIRE, KA11 1DU

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94 Heatherstane Way is in the popular area of Bourtreehill, Irvine. Irvine has good local amenities including the Rivergate Shopping Mall and all local amenities including popular bars, restaurants and Irvine Central Hospital. The regenerated harbour side 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, Kilmarock, Ayr, Troon and Glasgow, are provided daily.

Part Exchange available. We are delighted to bring to the market this lovely three bedroom end terrace villa. These properties point to their enduring appeal for the modern family. It has been well designed to maximise privacy and the natural available light to create a modern ambience. It has been decorated throughout with a contemporary theme and evokes a feeling of homeliness. The first floor level boasts an impressive open plan

formal lounge, kitchen and dining area with a feature picture window that floods the room with natural light. The kitchen has been professionally fitted to include a modern range of floor and wall mounted units with a striking work surface, creating a fashionable and efficient work space. A further advantage is the host of integrated appliances. The dining area comes in useful for entertaining friends and family and the chef is never too far away from the party. A useful WC completes the accommodation on this level. On the ground floor level you will find three well proportioned bedrooms, all of which have a range of furniture configurations and space for additional free standing furniture if required. Any of the bedrooms can be transformed to meet each individual purchaser's needs, such as a 'study/hot office' for those requiring from working from home arrangements. An envious three-piece family bathroom suite with over head shower, completes the impressive accommodation internally.

Externally, to the front of the property there is a fully enclosed private garden, which can be a real suntrap in summer months. The property benefits from double glazing and gas central heating which ensures a warm, yet cost effective way of living all year round.



SPECIFICATIONS

FLOOR PLAN /
PROPERTY LOCATION /

APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge/Dining/Kitchen	7.50m (24'7") x 5.70m (18'8")
Bedroom 1	4.40m (14'5") x 2.60m (8'6")
Bedroom 2	3.40m (11'2") x 2.70m (8'10")
Bedroom 3	3.40m (11'2") x 1.90m (6'3")
Shower Room	2.10m (6'11") x 1.70m (5'7")
WC	1.60m (5'3") x 0.90m (3')

GROSS INTERNAL FLOOR AREA (m²) - 91 m²

EPC - D

EXTRAS

(Included in the sale)

Carpets and floor coverings, light fixtures and fittings.

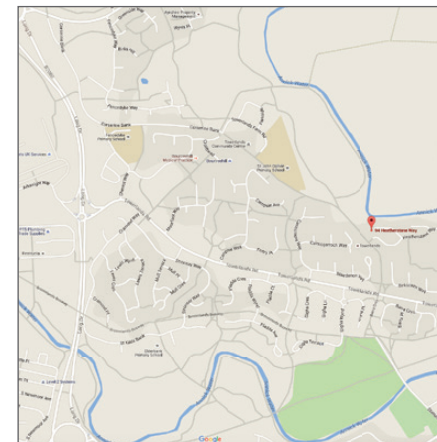
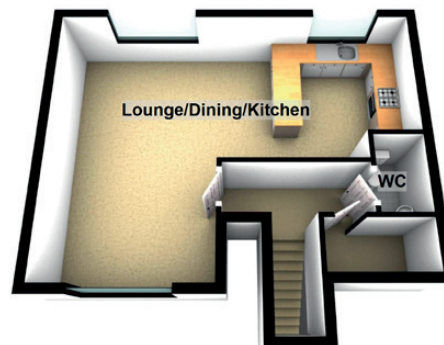
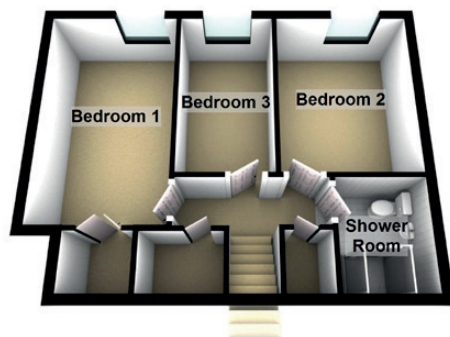


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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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