



McEwan Fraser Legal
 Solicitors & Estate Agents
 01292 430 555

31 Kersland Foot
 GIRDLE TOLL, IRVINE, NORTH AYRSHIRE, KA11 1BP

31 KERSLAND FOOT

31 Kersland Foot is in the popular area of Girdle Toll, 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.

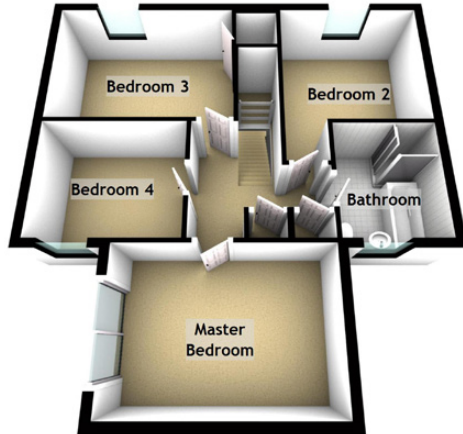
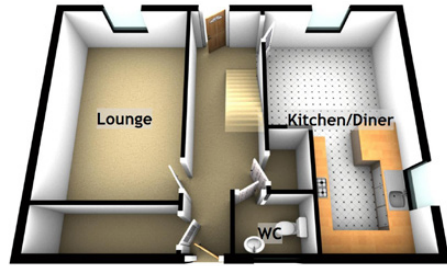
Part Exchange available. We are delighted to bring to the market this lovely four bedroom end terrace villa. These properties point to their enduring appeal for the modern family. It has been well designed to maximise privacy and the natural available light to create a modern ambience. It has been decorated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

The accommodation comprises: a welcoming hallway giving access to all apartments on this level. An impressive formal lounge located to the rear of the property with a feature picture window that floods the room with natural light. The kitchen/dining room has been professionally fitted to include a modern range of floor and wall mounted units with a striking worksurface, creating a fashionable and efficient workspace. A further advantage is the host of integrated appliances. The dining area comes in useful for entertaining friends and family. A useful WC completes the accommodation on this level. On the first floor level you will find four well proportioned bedrooms with the master bedroom being complimented with an envious balcony. All of the bedrooms have a range of furniture configurations and space for additional free standing furniture if required. The contemporary four-piece family bathroom suite completes the accommodation internally.

The property benefits from double glazing and gas central heating ensuring this is a warm and fuel efficient home to live in. Externally, there is an enclosed low maintenance rear garden with a decking area. This zone is a real suntrap and will be popular with all members of the family.



SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

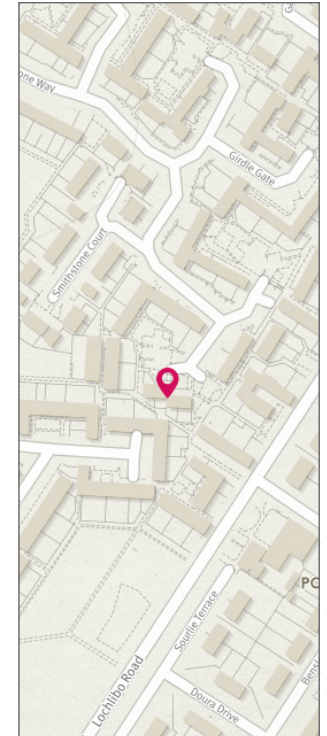
Lounge	5.30m (17'5") x 3.20m (10'6")
Kitchen/Diner	6.00m (19'8") x 3.22m (10'7")
Master Bedroom	3.60m (11'10") x 3.29m (10'10")
Bedroom 2	3.20m (10'6") x 3.00m (9'10")
Bedroom 3	4.10m (13'5") x 3.34m (10'11")
Bedroom 4	3.60m (11'10") x 3.10m (10'2")
Bathroom	2.80m (9'2") x 1.98m (6'6")
WC	1.70m (5'7") x 0.94m (3'1")

Gross internal floor area (m²) - 113

EPC Rating - D

Extras
(Included in the sale)

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



McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
DIANE KERR
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
BRYONY STEWART
Designer