



**Anderson Drive, Irvine KA12 9HY**



**welcome to**

## **Anderson Drive, Irvine**

This excellent example of an end terraced family home that will appeal to a range of potential purchasers. This fantastic property is nestled within a quiet cul de sac and is ideally placed for the Irvine Town Centre with its wide range of amenities including beach, Harbourside and Maritime Museum.

### **Entrance Hall**

### **Shower Room**

### **Lounge**

20' 2" Max x 11' 1" ( 6.15m Max x 3.38m )

### **Dining Room**

11' 2" x 10' 11" ( 3.40m x 3.33m )

### **Kitchen**

18' 6" Max x 13' 8" Max ( 5.64m Max x 4.17m Max )

### **Utility Room**

4' 10" x 4' 5" ( 1.47m x 1.35m )

### **Bathroom**

### **Bedroom One**

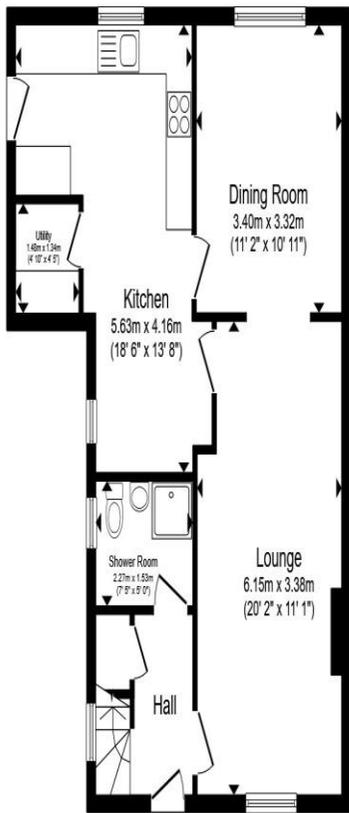
14' 2" Max x 9' 2" ( 4.32m Max x 2.79m )

### **Bedroom Two**

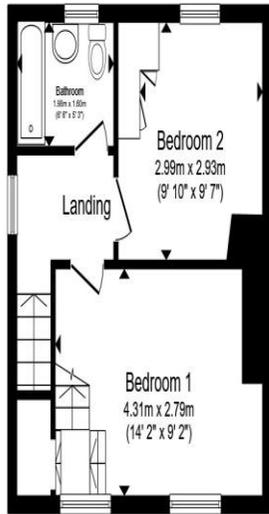
9' 10" x 9' 7" Max ( 3.00m x 2.92m Max )

### **Floored Attic**

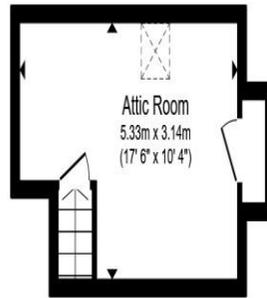
17' 6" Max x 10' 4" ( 5.33m Max x 3.15m )



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 109.8 m<sup>2</sup> (1,182 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Anderson Drive,**  
**Irvine**

- Stunning end terraced home occupying a sizable corner plot
- Modern kitchen / Dining room
- Two double bedrooms/ floored attic
- Extensive multi - car driveway with detached garage
- fully enclosed rear garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers over  
**£155,000**



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Property Ref:  
IRV109445 - 0002

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