



11 Morar Place, IRVINE KA12 9PS
Offers Over £60,000

Superb opportunity to purchase this attractively priced MID TERRACED VILLA situated within a popular residential area of similar properties found a short distance from Irvine town centre which provides access to a range of amenities including supermarkets, bars, restaurants and town centre shopping. For the commuter there are excellent road links providing easy access to Glasgow, Ayr and Kilmarnock, there is also a good rail service from Irvine railway station.

This SPACIOUS property which does require general upgrading throughout enjoys an amazing setting with grassed common land to the front and side. Accommodation over two levels include spacious lounge to front, kitchen, dining area to the rear including French doors to access the enclosed rear gardens. On the upper floor there are three double bedrooms and a wet room.

The property benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed garden area to the rear.

The agents would strongly recommend early internal viewing of attractively priced property.

DIMENSIONS

Lounge	13'10" x 12'6"
Dining area	11'10" x 8'8"
Kitchen	9'1" x 9'10"
Bedroom one	12'10" x 9'1"
Bedroom two	14'8" x 9'1"
Bedroom three	11'2" x 9'11"
Bathroom	6'7" x 5'10"

COUNCIL TAX

Band B

ENERGY RATING

C

FEATURES

Modernisation required to all areas
Excellent sought after location
Open outlook to front
Three double bedrooms
Spacious lounge with dining room to rear

Fully enclosed front and rear gardens

INCLUSIONS

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TRAVEL DIRECTIONS

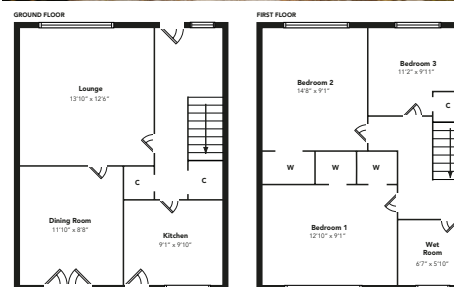
Travelling on Kilwinning Road, turn left into Castlepark Road, continue left onto Castlepark Road taking the fifth on the right into Morrar Place.

VIEWING

Strictly by appointment through Barnetts on 01563 522 137.

ENTRY DATE

By arrangement



Floorplans are indicative only - not to scale
Produced by Plusplans Ltd

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on 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.



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