



Crocus Grove, Irvine KA12 0XP

welcome to

Crocus Grove, Irvine

CLOSING DATE TUESDAY 28th JULY at 12 NOON...A detached bungalow in this sought after cul de sac location a short walk of the town centre offering spacious accomodation. NO CHAIN.

Entrance Hall

Cloakroom

Lounge

21' 7" max x 18' 1" max (6.58m max x 5.51m max)

Dining Room

13' 1" x 11' 9" (3.99m x 3.58m)

Kitchen Breakfast Room

20' 10" x 10' 3" (6.35m x 3.12m)

Utility Room

Bedroom One

12' 2" x 11' 9" (3.71m x 3.58m)

Dressing Room

7' 8" x 4' 8" (2.34m x 1.42m)

En Suite

Bedroom Two

11' 11" x 11' 9" (3.63m x 3.58m)

Bedroom Three

13' 2" x 8' 7" (4.01m x 2.62m)

Bedroom Four

13' 4" x 8' 7" (4.06m x 2.62m)

Bathroom

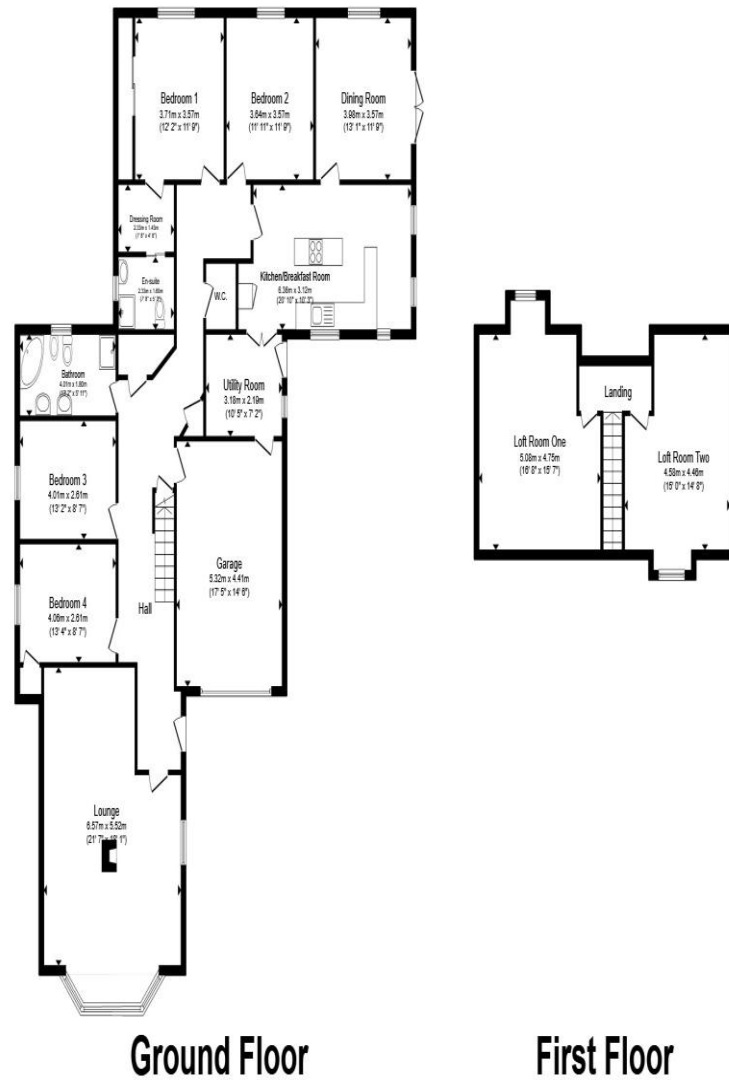
Landing

Loft Room One

16' 8" max x 15' 7" max (5.08m max x 4.75m max)

Loft Room Two

15' max x 14' 8" max (4.57m max x 4.47m max)



Total floor area 257.0 m² (2,767 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



welcome to
Crocus Grove,
Irvine

- NO CHAIN
- Four beds
- Individual detached bungalow
- fantastic potential
- close to town centre

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

offers over
£270,000



view this property online allenandharris.co.uk/Property/IRV109489



Property Ref:
IRV109489 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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