



BRUACH
PROPERTY

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30 GIRDLE TOLL | IRVINE | KA11 1AP

OFFERS OVER: £69,000

30 Girdle Toll, Irvine

Bruach Property are delighted to bring to the market, 30 Girdle Toll Irvine, a well presented two bedroom flat with its own front door access and driveway. The property is situated in a popular residential area close to all of the towns amenities with frequent bus services near by. Ideal acquisition for a first time buyer or someone looking to downsize. Viewing is highly recommended.



In more detail the property comprises a large entrance porch with an external door leading to stairway giving access to the a large landing with cupboard off and alcove. The landing gives access to a large lounge, modern kitchen and two double bedroom and a family sized shower room.

The large front facing living room allows for a variety of furniture configurations and has been tastefully decorated. A door from the living room leads to a modern kitchen dinner located at the rear. The modern fitted kitchen/diner offers an array of base and wall mounted units with complementing wood effect work surface. There are various inbuilt appliances including oven, hob and fridge freezer. Sleeping accommodation consists of two double bedrooms both offer additional storage via inbuilt cupboards. Completing the accommodation is the stylish shower room with walk in shower cubicle, W/C and sink.

Externally to the front of the property you will find a gravel driveway offering off street parking. To the rear you will find a large enclosed west facing garden mainly laid to lawn. The rear garden further benefits from having two timber sheds.

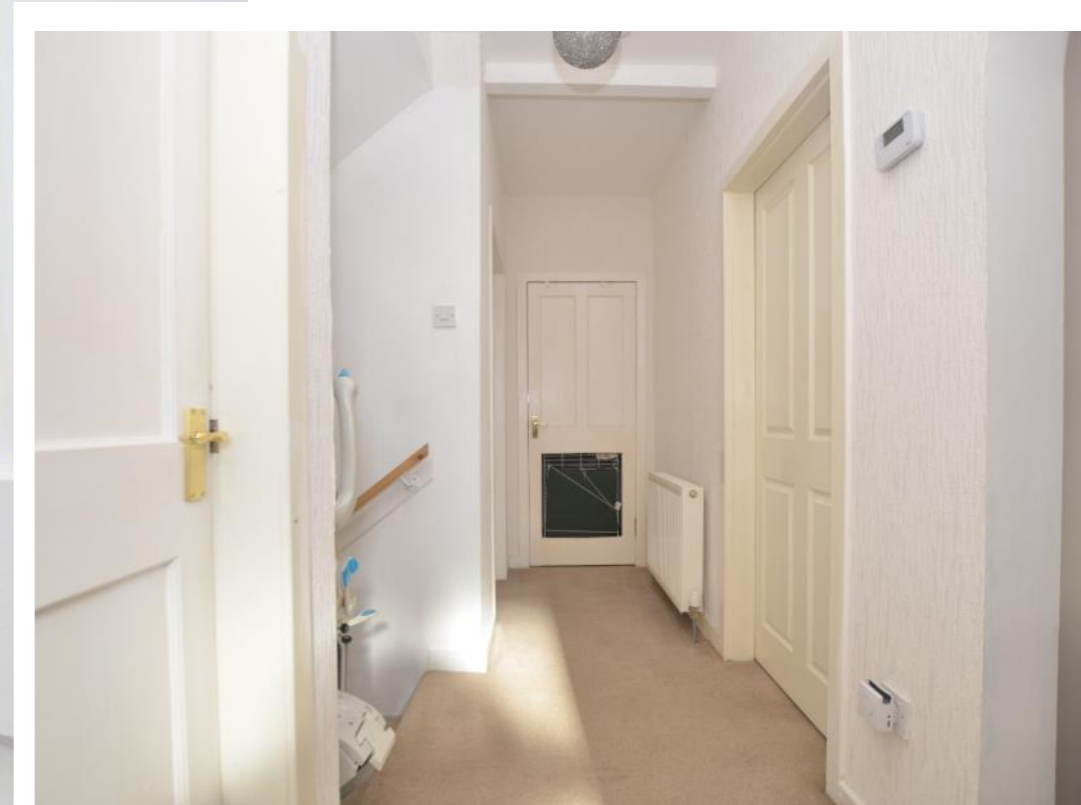
Conveniently located close to all of the towns local amenities including a choice of bars, shops, restaurants and supermarkets. The popular beach is just a 10 minute drive away. There is a rail link from Irvine Station providing fast and efficient access to the Ayrshire coast and also to Glasgow. Ease of access to the motorway allows swift and effective travel in and around the Central Belt.



Below: Kitchen/Diner



Below: Hallway



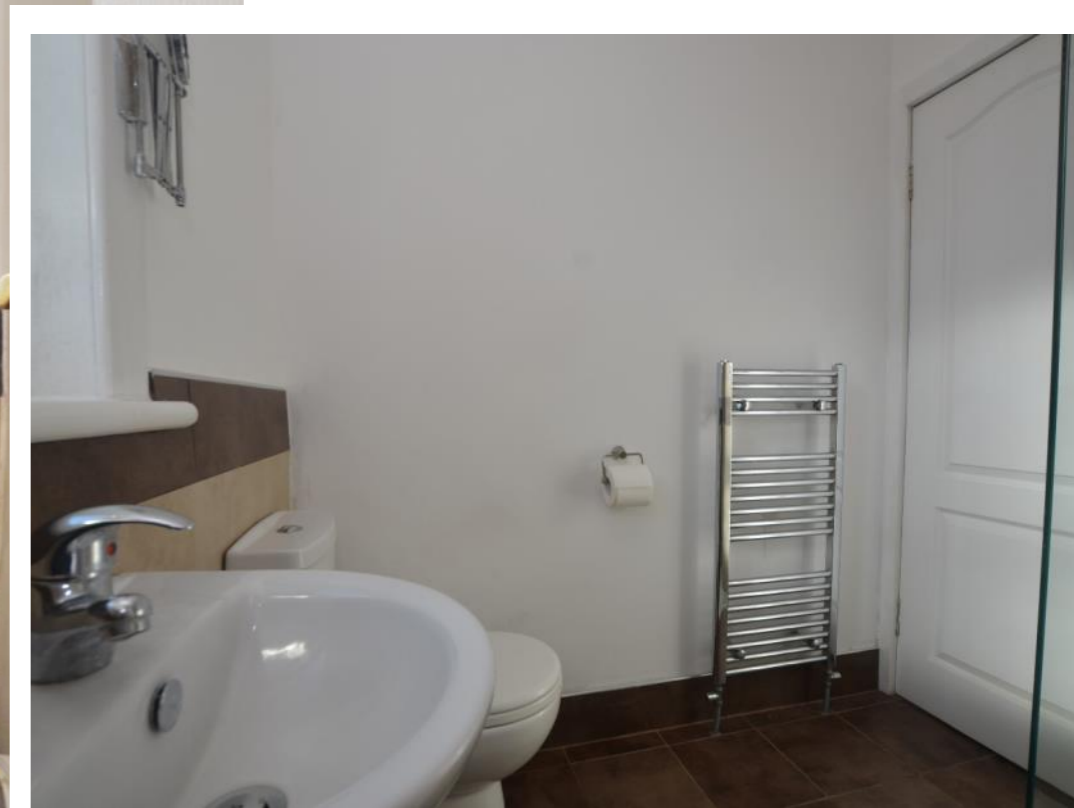
Below: Bedroom



Below: Bedroom Two

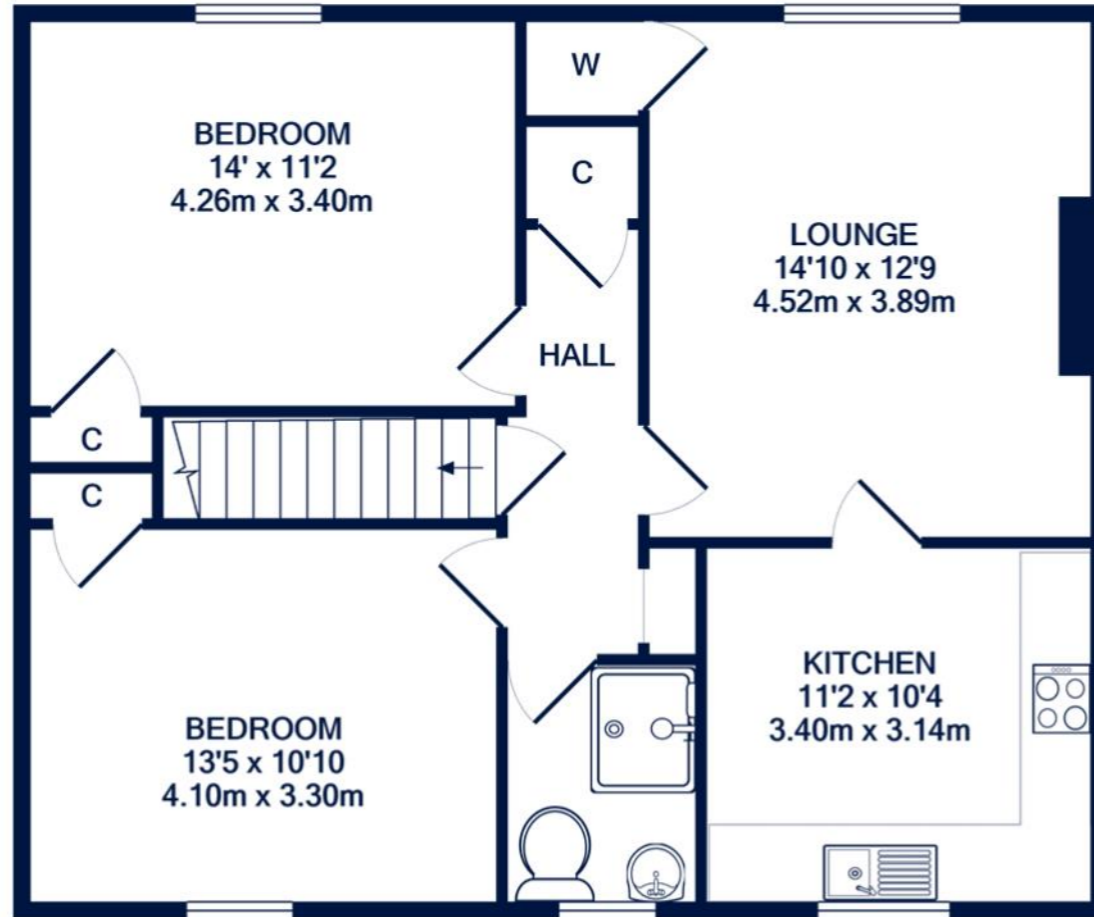


Below: Bathroom

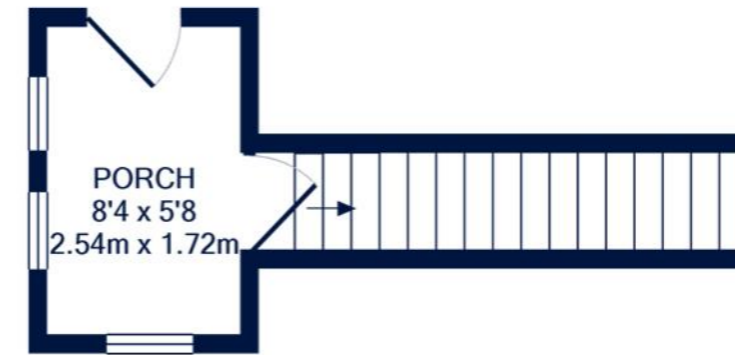


Below: Rear Garden





1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

General Remarks

Services:

The property has mains water, drainage, gas and electricity. The property windows are double glazed. Note: The services have not been checked by the selling agents.

EER Rating:

EER: C

Council Tax:

The property is band A and the amount of council tax payable for 2022/2023 is £1240.94.

North Ayrshire Council tel 01294 310000

Viewing:

Strictly by appointment with Bruach Property Ltd ,1 Templehill, Troon, Ayrshire, KA10 6BQ
Tel:01292 690940 or Email: troon@bruachproperty.com

Possession:

Vacant possession and entry will be given on completion.

Offers:

Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note of interest should be registered prior to offering.

Closing Date:

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors, in writing, will be advised of a closing date.

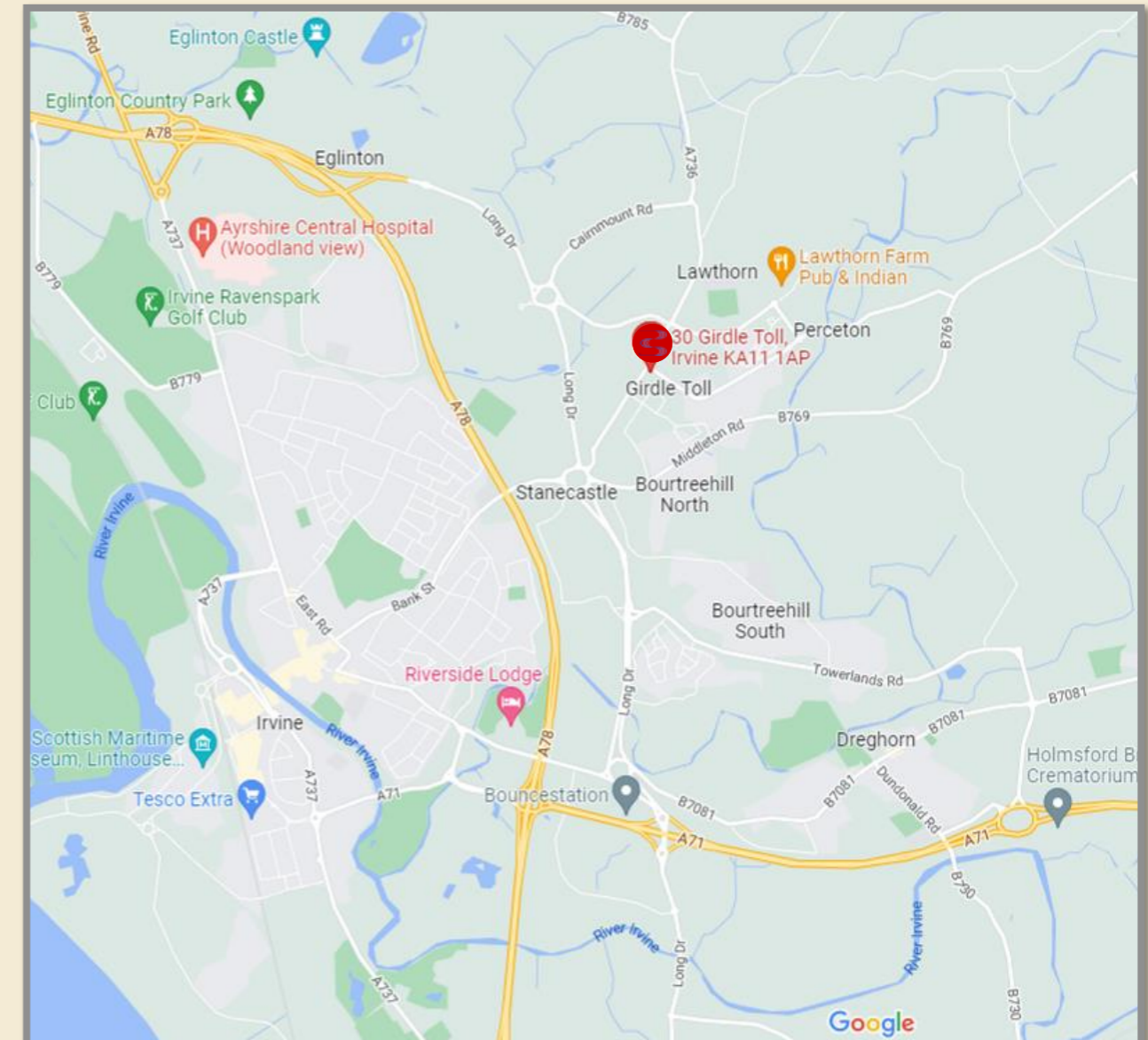
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

Fixtures and fittings:

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture maybe available to a purchaser in addition, by separate negotiation.

Servitude rights, burdens and wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The





I'm interested!

To find out more about the property in the schedule or to arrange a viewing email info@bruachproperty.com or give us a call stating the address in the title of the email or call.

Whats my property worth?

For a Free No Obligation Valuation please drop us a email or give us a call.

Girvan
Bruach Property Limited
31 Dalrymple Street | Girvan | South Ayrshire | KA26 9EU

E: info@bruachproperty.com
T: 01655 331 616 | F: 01465 238002



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Troon
Bruach Property Limited
1 Templehill Troon | South Ayrshire | KA10 6BQ

E: troon@bruachproperty.com
T: 01292 690940 | F: 01292 737 570

Important Notice

Bruach Property for themselves and for the sellers of this property, whose agents they are, give notice that:

The sales particulars are produced in good faith and are substantially correct overall; a description is given as a general guide to purchasers and does not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on the particulars as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Bruach Property Ltd has any authority to make or give any representation to warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the sellers.

No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn. Photographs and particulars were taken in March 2022