



**Arranview Court, Irvine KA12 8ST**

**welcome to**  
**Arranview Court, Irvine**

Well-presented first floor flat comprising of a double bedroom, modern fitted shower room, kitchen and spacious lounge /diner with balcony giving beautiful views over the Low Green.

Early Viewing Advised

Overlooking the River Irvine and a stroll of the beach, Harbour side and Irvine town centre this well-presented first floor flat is available for early entry date. The apartment itself comprises of an entrance hallway, lounge diner with double french doors and balcony giving views over the Low Green and beyond, Modern fitted kitchen, double bedroom and fitted shower room. The property further benefits from secure main entry and residents parking.





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.focalagent.com](http://www.focalagent.com)



#### **Entrance Hall**

#### **Lounge Diner**

14' 1" max x 13' 1" max ( 4.29m max x 3.99m max )

#### **Kitchen**

7' 8" x 6' 1" ( 2.34m x 1.85m )

#### **Bedroom**

11' 6" MAX x 9' 11" MAX ( 3.51m MAX x 3.02m MAX )

#### **Bathroom**

welcome to

## Arranview Court, Irvine

- First Floor Flat
- Spacious Lounge / Diner with Balcony
- Double Bedroom
- Fitted Kitchen
- Modern Fitted Shower Room

Tenure: Freehold EPC Rating: C

offers over

**£95,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/IRV108528](https://allenandharris.co.uk/Property/IRV108528)



Property Ref:  
IRV108528 - 0002

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.

  
allen & harris



**01294 271151**



[Irvine@allenandharris.co.uk](mailto:Irvine@allenandharris.co.uk)



31 Bank Street, IRVINE, Scotland, KA12 0LL



[allenandharris.co.uk](https://allenandharris.co.uk)