



Toby Cottage High Street, Irvine KA12 0AY

welcome to

Toby Cottage High Street, Irvine

Two bed traditional cottage with all on the level accommodation.

Early Viewing Advised



Traditional cottage set within town centre location and offering all on the level accommodation comprising of entrance hall, lounge, fitted kitchen, two bedrooms and fitted shower room. The property further benefits from gas central heating.

This is a unique chance to purchase an affordable cottage in Irvine town centre.

Entrance Hall

Lounge

Irregular Shaped Room x (x)

Bedroom One

10' 1" x 7' 9" (3.07m x 2.36m)

Bedroom Two

8' 1" x 7' 4" (2.46m x 2.24m)

Kitchenette

8' 4" x 4' 10" (2.54m x 1.47m)

Shower Room

Irregular Shaped Room x (x)



view this property online allenandharris.co.uk/Property/IRV108441



welcome to

Toby Cottage High Street, Irvine

- Traditional Cottage
- Two Bedrooms
- Shower Room
- Kitchenette
- Gas Central Heating

Tenure: Freehold EPC Rating: E

offers over

£35,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/IRV108441



Property Ref:
IRV108441 - 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.


allen & harris



01294 271151



Irvine@allenandharris.co.uk



31 Bank Street, IRVINE, Scotland, KA12 0LL



allenandharris.co.uk