



RESIDENCE

48 Birks Hill, Bourtreehill North, KA11 1LE

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3 Bedrooms | 2 Public Rooms | 2 Bathrooms

This three-bedroom semi-detached villa offers an excellent opportunity for an investor, developer or purchaser looking for a property on which to undertake a programme of modernisation and upgrading. The property is being sold as seen and provides well-proportioned accommodation with excellent potential to create an attractive family home.

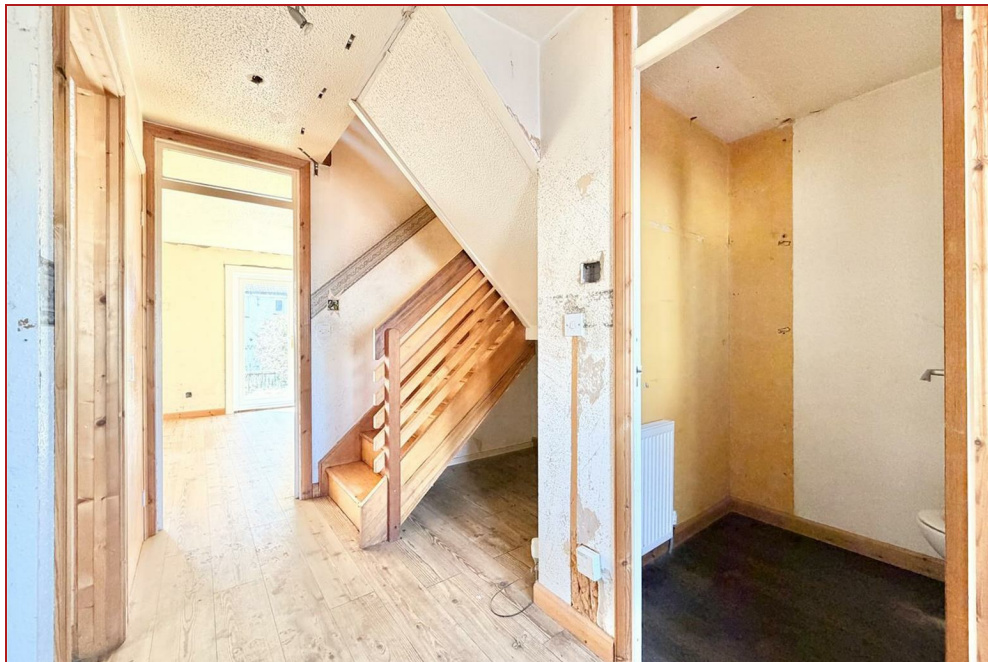
The accommodation comprises a reception hallway with cloakroom/WC, leading to a rear-facing lounge featuring double-glazed French doors providing direct access to the rear gardens. The lounge is open plan to a separate dining area, which also enjoys aspects over and access to the rear garden, creating a good-sized and versatile living space.

To the front of the property is the kitchen, while the upper floor provides three bedrooms together with a bathroom. Prospective purchasers should note that the bathroom has been stripped out and currently has no sanitary ware or fittings installed.

As reflected in the marketing, the property requires modernisation and upgrading throughout and is offered for sale in its present condition. This should make it particularly appealing to investors, developers or buyers looking for a refurbishment project where they can improve and personalise the accommodation to their own requirements.

Externally, there is monoblock parking to the front of the property, while gardens are located to the rear.

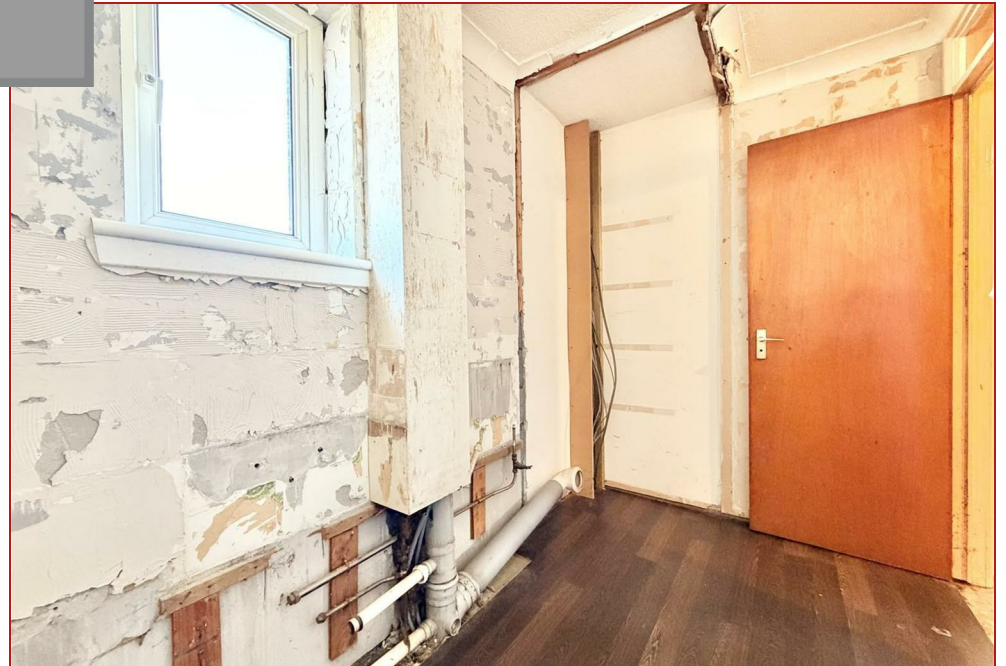
Birks Hill is situated within the Bourtreehill area of Irvine and is conveniently positioned for a range of everyday amenities. Local shops and convenience facilities are available within the surrounding area, while Irvine town centre is only a short drive away and provides a much wider selection of shopping, supermarkets, restaurants and leisure facilities.



968.75 sq ft | EER = C

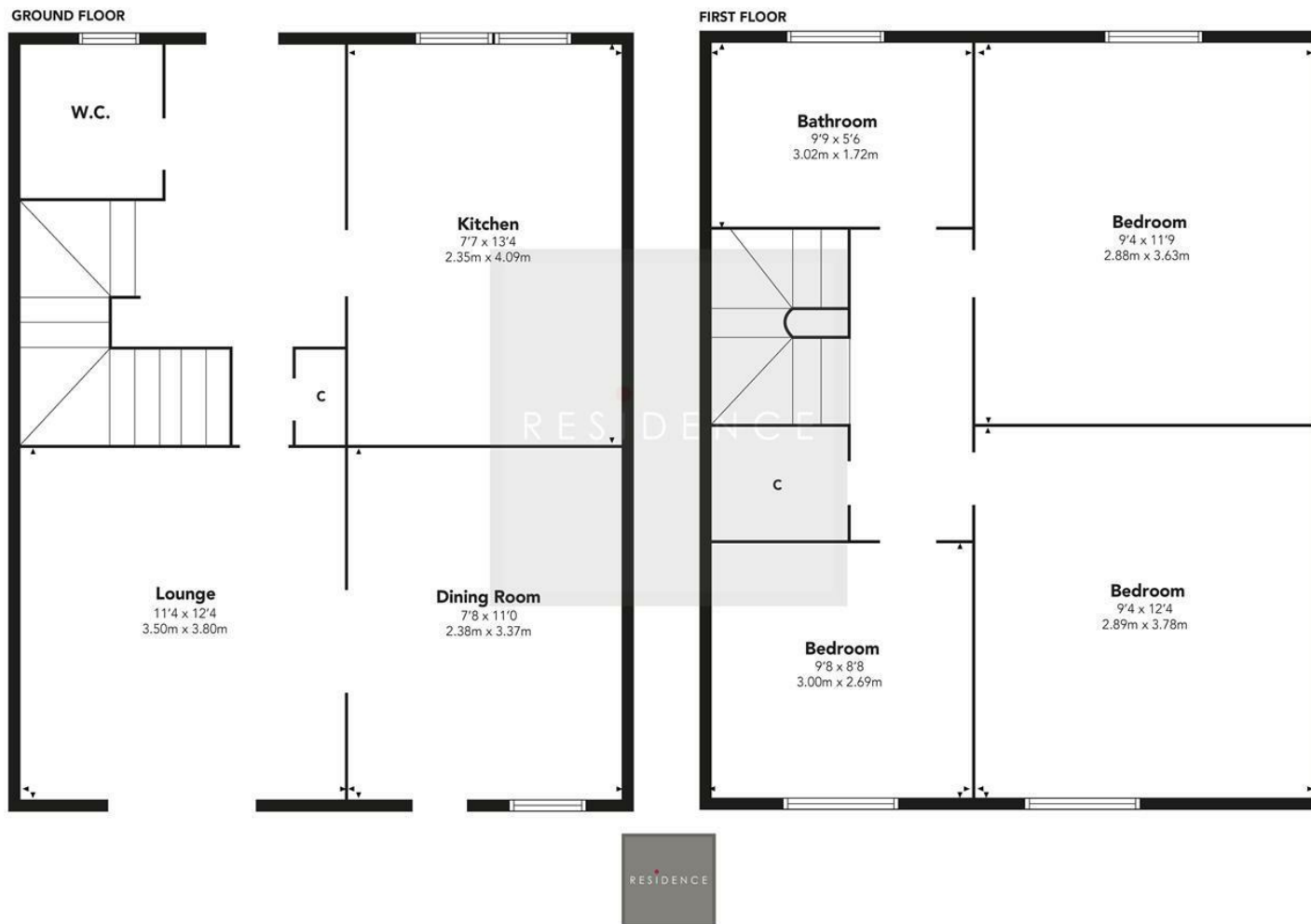


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Birks Hill



Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation
as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful,
independent investigation of the property to determine to your satisfaction as to the suitability
of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.