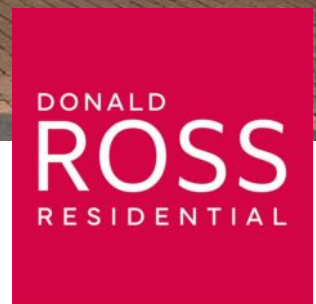




36 Paterson Avenue, Irvine KA12 9JJ

In Excess of **£120,000**





36 Paterson Avenue

Irvine, KA12 9JJ

Donald Ross bring to the market 36 Paterson Avenue. This is a delightful three-bedroom semi-detached villa boasting an extra-large garage and a spacious lounge with adjoining dining area. The family-size kitchen caters perfectly to everyday life, while generous front and rear gardens provide ample outdoor space for children, pets, and entertaining
Council Tax band: C

Tenure: Freehold

- Semi-detached villa
- Three Generously Sized Bedrooms on the Upper Floor—ideal for family or guest accommodation
- Spacious Lounge/dining Area with Dual-aspect Windows, flooding the space with natural light
- Family Kitchen, thoughtfully designed with plenty of workspace, base and wall units
- Extra-large Garage, offering secure parking or versatile storage space (ideal for hobbies or a workshop)
- Fully Paved Driveway, providing off-street parking for 3 vehicles
- Beautiful Front Garden, adding kerb appeal and a pleasant outdoor entry space
- Well Manicured Rear Gardens
- Gas Central Heating and Double Glazing,
- Prime Location, within walking distance of Irvine town centre and local nurseries, primary and secondary schools































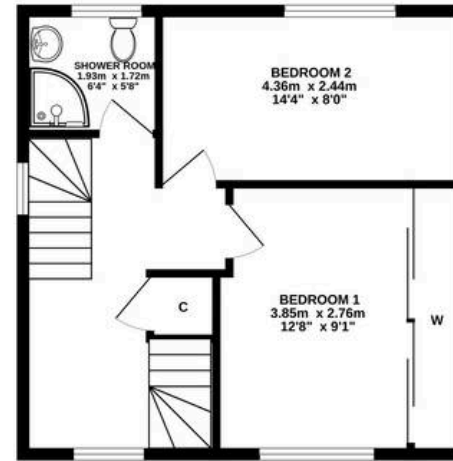
GARAGE



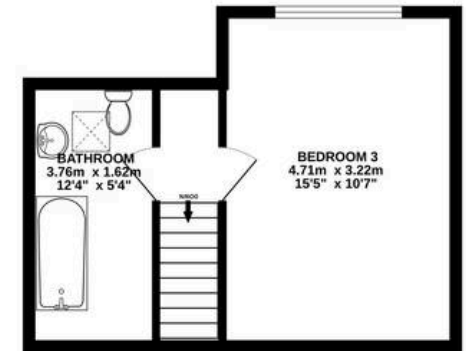
GROUND FLOOR



1ST FLOOR



2ND FLOOR



ALL SIZES TAKEN AT WIDEST POINTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.

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Donald Ross Residential Irvine

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While every effort has been made to ensure accuracy, buyers should independently verify all details and review the Home Report before submitting an offer. No warranty or representation is given regarding the property, and neither the agent nor the seller accepts responsibility for any inaccuracies. Buyers must satisfy themselves on all legal aspects.