

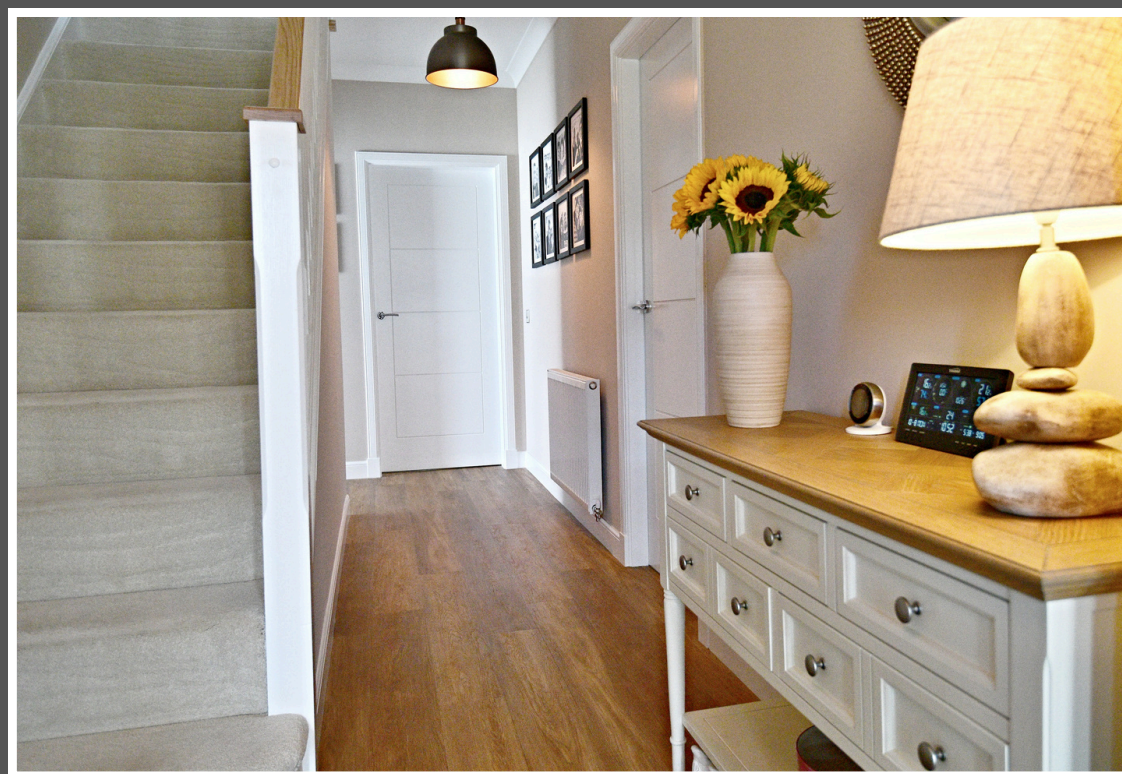
1 Westwood Court, Lawthorn, Irvine. KA11 2FL



An ideal home for a growing family, offering generous accommodation in a well-connected Ayrshire location.

The property offers an excellent combination of space, flexibility and modern family living, with dedicated areas for relaxing, entertaining, dining and working from home.

Situated in the Lawthorn area of Irvine,
the property is well placed for local schools, amenities and transport links, with Irvine railway station offering direct services to Glasgow Central in around 34 minutes.





This spacious and versatile four-bedroom detached family home, offering excellent accommodation over two levels is located within the popular Westwood Court development.

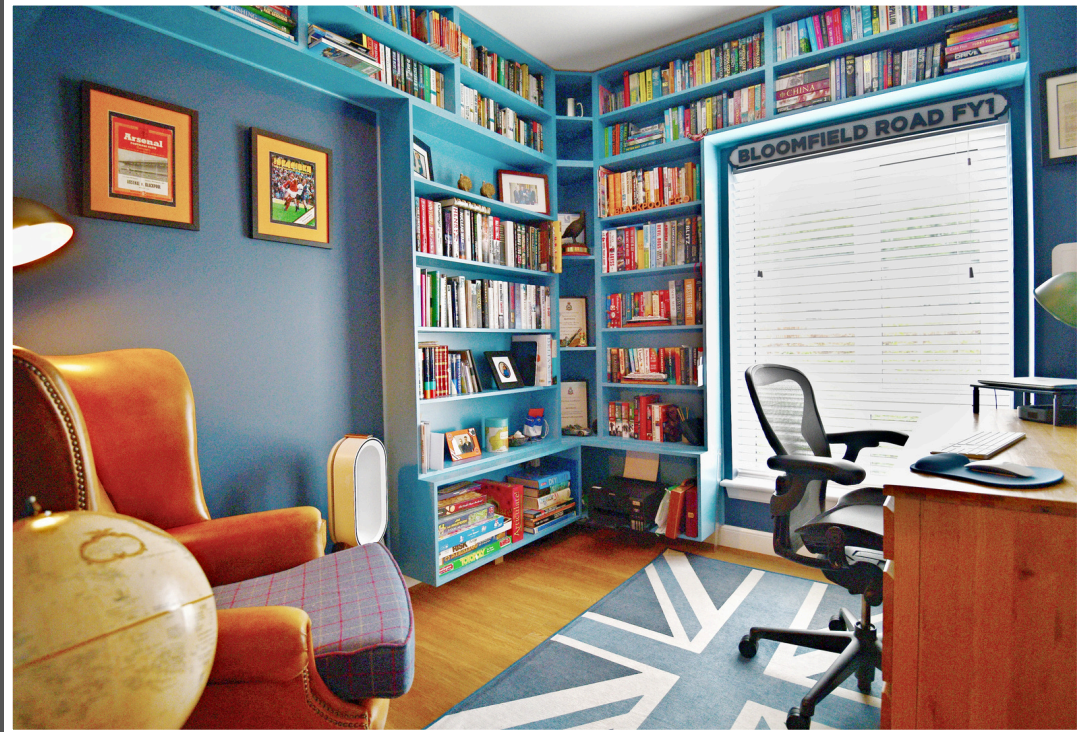
The ground floor features a welcoming lounge, study, dining room and impressive open-plan kitchen/dining area, together with a separate utility room, WC and integrated garage.



Upstairs are four double bedrooms, including a principal bedroom with ensuite and integrated wardrobes.

Bedroom two also benefits from integrated wardrobes, with additional storage to bedroom three, along with a family bathroom and useful landing storage.





- Four-bedroom detached family home
- Four double bedrooms
- Principal bedroom with ensuite
- Open-plan kitchen & family area
- Separate lounge & dining room
- Dedicated home study
- Ground-floor WC & separate utility room
- Integrated garage
- Family bathroom & excellent storage
- Popular Lawthorn location with good transport links
- EPC - B

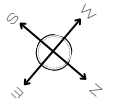
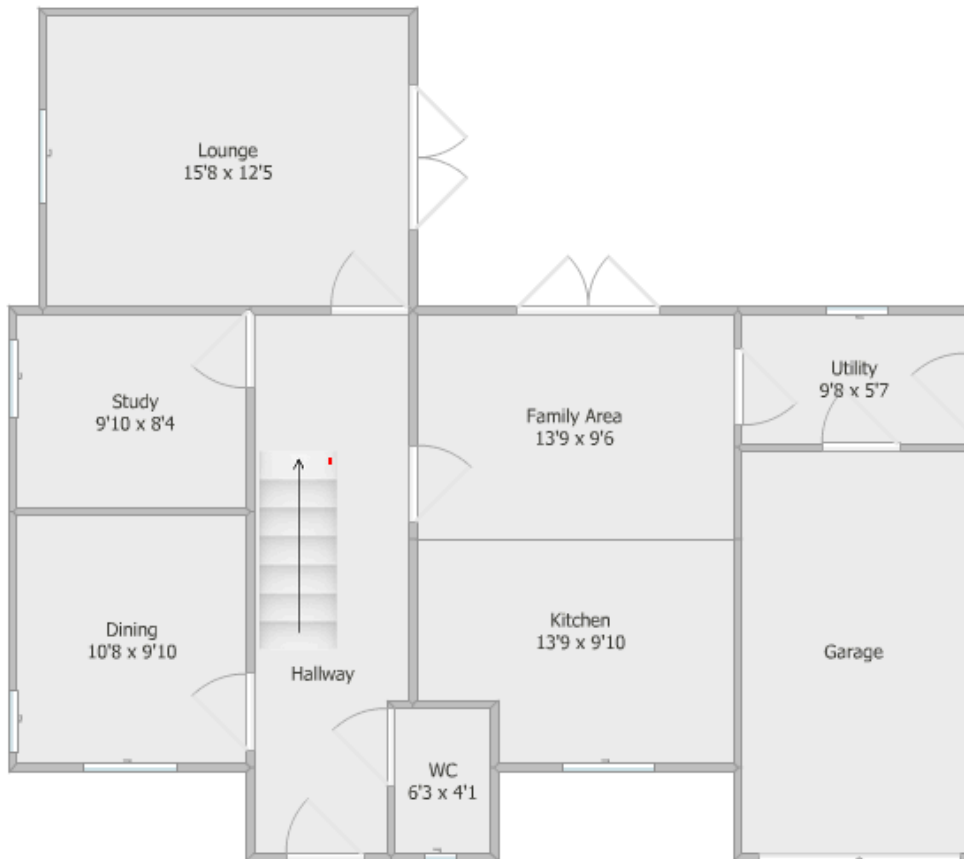


Irvine

Irvine is a popular and well-connected coastal town in North Ayrshire, offering a great balance of town, countryside and seaside living. The town provides a wide range of local amenities, including shops, cafés, restaurants, schools, leisure facilities and Irvine Beach, while nearby Eglinton Country Park provides extensive opportunities for walking and outdoor activities.

Irvine is particularly convenient for commuters, with regular rail services to Glasgow Central, Prestwick Airport and Ayr. While Kilmarnock and the wider Ayrshire coast are within easy travelling distance.

Viewings strictly by appointment





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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.