



3 HIGHT GARDENS

IRVINE

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

An immaculate and truly impressive detached bungalow nestled at the end of a quiet cul-de-sac, with flexible accommodation across six principal apartments, ample parking, a garage, and ideally positioned close to the amenities of Irvine town and for transport links to Glasgow and beyond.

Highet Gardens is an exclusive and quiet cul-de-sac, consisting of only 11 executive homes, situated just off the bustling Kilwinning Road with a network of bus links to surrounding towns. Irvine town centre itself is within walking distance and allows access to a range of local amenities, with both primary and secondary schooling nearby, retail shopping and a range of restaurants, bars and leisure facilities.

Number 3 is a substantial detached bungalow that sits at the end of the cul-de-sac and offers an incredible amount of living space that will suit both families and those looking to downsize. The interior is presented in walk-in condition, with luxury fixtures and fittings, quality floor coverings and neutral decor throughout. There is an en suite off the master bedroom, a separate four piece family bathroom, a gorgeous kitchen and ample storage throughout. The property also benefits from an attached garage and private garden grounds, and viewing is essential to fully appreciate the first class location and pristine interior of this fantastic home.

In more detail, the internal accommodation extends to an entrance vestibule, a hallway with a storage cupboard, a spacious lounge with a feature fireplace and double glass doors leading into a formal dining room with sliding patio doors out to the rear, a luxury modern fitted kitchen with integrated appliances and a separate utility room with a door to the rear garden. There is a four piece family bathroom, a master bedroom suite with fitted wardrobe and an en suite shower room, a double bedroom that is currently utilised as a home office, and two further double bedrooms with fitted wardrobes.

Externally there are professionally hard-landscaped gardens to the front, with a delightful mixture of colour and paved pathways. A driveway leads along the side of the property to an attached garage, which has a separate side door, and there is gated access at the side round to an enclosed rear garden, with lawn and a paved patio area.









Hight Gardens is located just off Kilwinning Road, which is well-located for access to the comprehensive range of amenities offered by both the market towns of Irvine and Kilwinning, including excellent schools, shops, restaurants and bars, transport links to Glasgow and beyond, supermarkets and leisure facilities, which include the new Portal leisure centre adjoining Irvine Town Hall and numerous golf courses. There are a range of local championship golf courses within Ayrshire, in addition to the nearby Ravenspark Golf Club, including the Irvine Golf Club at Bogside, Dundonald Links and Royal Troon and Trump Turnberry, both regular hosts of the Open Championship.

TR1729 | Sat Nav: 3 Hight Gardens, Irvine, KA12 8RG

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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