



45 DUBLIN QUAY

IRVINE

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2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

An immaculate modern ground floor apartment within the stylish 'Moorings' development with a private south westerly facing balcony/garden, stylish layout, excellent level of fixture and finish, secure entry and private parking.

Number 45 is a modern ground floor apartment which provides all the conveniences of a brand new home and is suited to a variety of potential purchasers including those clients seeking all on the level accommodation. The property enjoys an excellent position with partial views over the water.

Features and benefits include a luxury kitchen with integrated appliances and fitted table, luxury sanitary ware, gas central heating with a 'Vaillant' boiler, mirrored wardrobes in both bedrooms, neutral decoration, double glazing, alarm system and secure entry system.

In summary the accommodation extends to a shared hallway, reception hallway, lounge with door to the balcony/garden and open plan to the dining kitchen and two double bedrooms (master with three piece ensuite shower room). Completing the accommodation is a three piece bathroom. The property is factored by James Gibb residential factors.

Externally the property has private, allocated parking to the front and communal garden grounds. In addition there is bin storage.





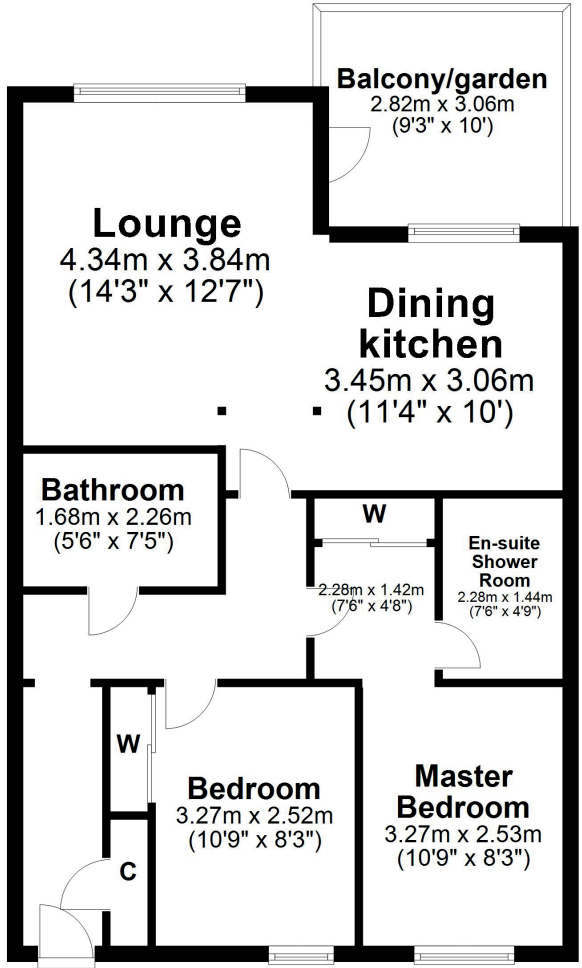












The property enjoys a first class position within the recently redeveloped harbourside area of Irvine which provides a range of amenities including the Harbour Arts centre, Courtyard studios, restaurants and bars. The surrounding area includes a number of golf courses and beachfront. Irvine town centre is close by and provides access to a range of amenities including supermarkets, bars, restaurants and town centre shopping. There are a number of local primary and secondary schools within the greater Irvine area. For the commuter the railway station is within walking distance and links south to Ayr and north to Glasgow.

TR2045 | Sat Nav: 45 Dublin Quay, Irvine, KA12 8PQ

For the full home report visit www.corumproperty.co.uk

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



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