

6 Castle Street

IRVINE, NORTH AYRSHIRE, KA12 8RJ

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MCEWAN FRASER LEGAL IS
DELIGHTED TO PRESENT
6 CASTLE STREET, IRVINE,
AN EXQUISITE RESIDENCE
NESTLED IN THE HEART OF IRVINE'S
HISTORIC QUARTER.

This magnificent, 8 bedroom property presents a unique blend of timeless elegance and contemporary comforts, making it an ideal sanctuary for discerning individuals seeking a harmonious lifestyle. This historic and attractive stone-constructed building is conveniently located just a short walk from the core town centre. 6 Castle Street represents a superb investment opportunity, with its desirable location and superior quality making it a sought-after property in the North Ayrshire region. The blend of historical significance and modern amenities ensures enduring value and a promising future.





Upon entering this distinguished residence, one is immediately struck by the impeccable attention to detail and luxurious finishes. The expansive living spaces are adorned with high ceilings, intricate cornicing, and large sash windows that flood the rooms with natural light. The tasteful décor seamlessly marries traditional charm with modern sophistication, creating an inviting ambience throughout.



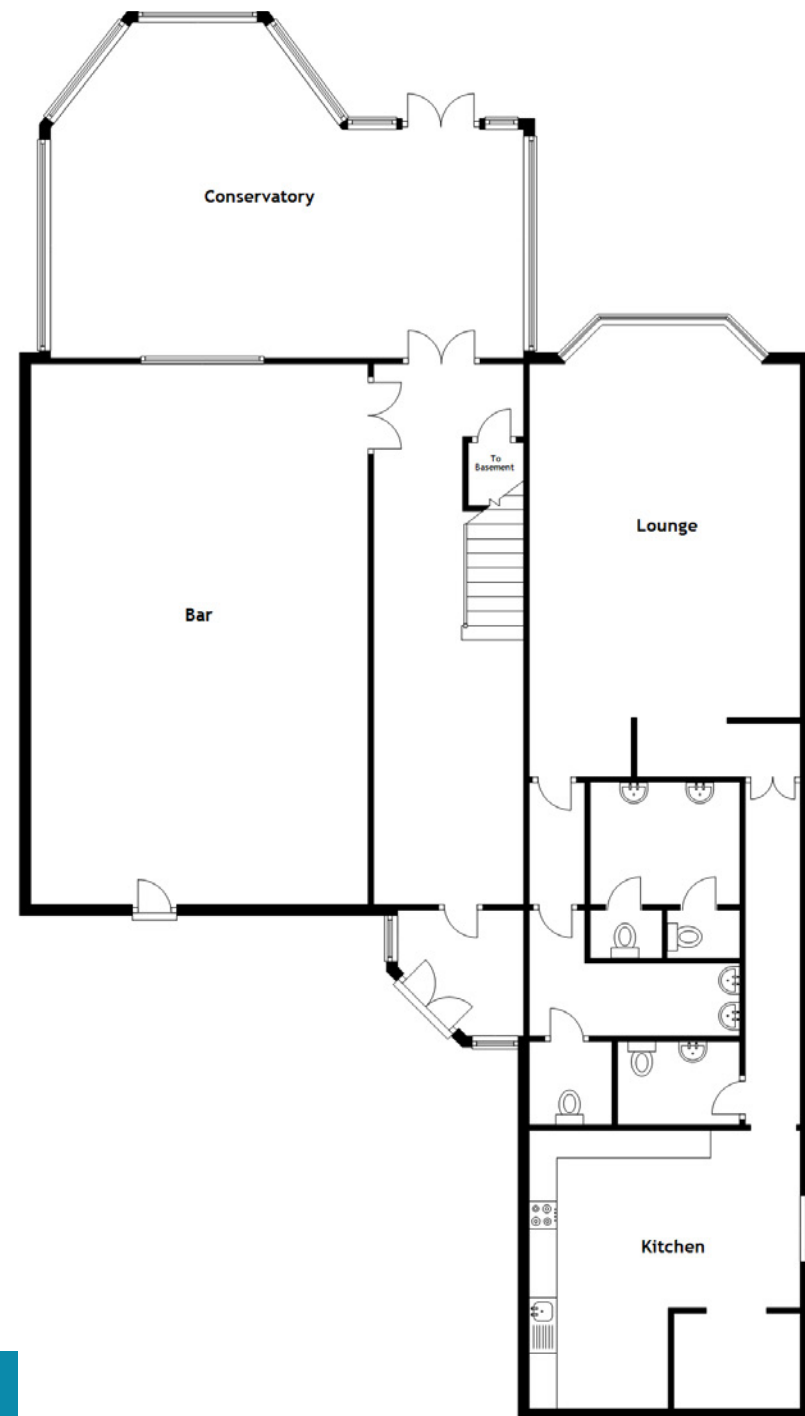












Approximate Dimensions (Taken from the widest point)

Lounge	7.47m (24'6") x 4.91m (16'1")
Bar	9.78m (32'1") x 6.10m (20')
Conservatory	8.94m (29'4") x 6.08m (19'11")
Kitchen	5.04m (16'6") x 4.91m (16'1")
Upper Lounge	6.64m (21'9") x 5.55m (18'3")
Utility	3.34m (11') x 2.40m (7'10")
Bedroom 1	6.54m (21'6") x 5.03m (16'6")
Bedroom 2	5.23m (17'2") x 4.17m (13'8")
Bedroom 3	4.45m (14'7") x 4.17m (13'8")
Bedroom 4	5.55m (18'3") x 3.04m (10')
Bedroom 5	5.03m (16'6") x 3.28m (10'9")
Bedroom 6	5.03m (16'6") x 3.15m (10'4")
Bedroom 7	3.28m (10'9") x 3.15m (10'4")
Bedroom 8	3.28m (10'9") x 3.08m (10'1")
Basement	6.40m (21') x 5.20m (17'1")

Gross internal floor area (m²): 563m²
EPC Rating: E





The property boasts a large, self-contained site extending to 1.1 acres, providing ample privacy and extensive grounds. Comprising eight generously sized ensuite bedrooms, a large conservatory perfect for dining or relaxation, and a top-tier bar ideal for social gatherings, the property is well-equipped for hospitality. Additional features include two boilers ensuring efficient heating, a large cellar for storage, a huge commercial kitchen capable of catering to numerous guests, a substantial car park area offering ample space for visitors and a large stone garage which could be a fabulous conversion. This is an excellent opportunity to acquire a rare, heritable property with great potential. The property can be purchased and easily transformed back into a hotel, an Airbnb, or a holiday let, leveraging its existing amenities to attract guests. Alternatively, it presents a unique opportunity to acquire a rare and charming residential dwelling, benefiting from the spacious accommodation and superb facilities. Viewing is highly advised to understand the enchantment of this property.



In summary, 6 Castle Street offers an exceptional living experience characterised by elegance, convenience, and a rich historical backdrop. This residence is more than just a home; it is a testament to refined living in one of Irvine's most coveted locales. Embrace the opportunity to reside in this distinguished address and experience the epitome of sophisticated living.

Prime Location: Just seconds from the town centre, guests can easily explore local attractions, shops, and restaurants.

Historic Charm: The stone-constructed building exudes character and offers a unique project.

Comfort and Privacy: Eight en suite bedrooms provide you with comfort and privacy.

Relaxation Spaces: The large conservatory offers a serene space for dining or relaxation.

Excellent Facilities: A top-tier bar and a huge commercial kitchen make this property ideal for social gatherings and events.

Ample Parking: A substantial car park area ensures convenient and secure parking for guests.

Flexibility: The property can be transformed back into a hotel, an Airbnb, or a holiday let, catering to a variety of hospitality needs.

Residential Potential: Alternatively, it offers an opportunity to acquire a charming residential dwelling with superb facilities.



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CASTLE STREET OFFERS THE PERFECT BALANCE OF TRANQUIL SUBURBAN LIVING WITH CONVENIENT ACCESS TO AMENITIES.

The property is positioned within a stone's throw of the scenic Irvine Harbour, renowned for its charming coastal views and vibrant community atmosphere. The local area boasts a wealth of cultural landmarks, including the Scottish Maritime Museum and the stately Dundonald Castle, ensuring a rich tapestry of history and heritage at your doorstep.

This distinguished address ensures unparalleled connectivity, with excellent transport links to Glasgow and beyond. The nearby Irvine railway station provides regular services to major cities, making daily commuting a breeze. Furthermore, the property is within close proximity to an array of boutique shops, fine dining establishments, and esteemed schools, enhancing its appeal to families and professionals alike.





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