



For Sale:

4 Bedroom  
End Terrace Villa

Offers in Excess of £125,000

109  
Clark Drive  
Irvine  
KA12 0NT

For more information contact:

01294 44 67 88  
irvine@donaldross.co.uk



[www.donaldross.co.uk](http://www.donaldross.co.uk)

 DONALD  
**ROSS**  
RESIDENTIAL  
PASSIONATE ABOUT PROPERTY







# 109, Clark Drive, Irvine, KA12 0NT

A rarely available end terrace villa offering four bedrooms with excellent family sized accommodation over two levels off-street parking and garden grounds to the front and rear.

- Popular Residential Area
- Large Family Villa
- End of Terrace
- Flexible Accommodation
- Four Bedrooms
- Fitted Kitchen
- Family Bathroom
- Private Rear Garden
- Close to Town Centre
- Close to Local Amenities

## About this Property...

Donald Ross are delighted to present 109 Clark Drive to the market. This rarely available property offers a welcoming hallway with stairs rising to the upper level.

The main lounge is front facing and is flooded with natural daylight from the large picture window.

The fitted kitchen sits off the lounge and provides a full complement of both floor and wall mounted units. Access to the private rear garden is also accessed from here.

To the rear of the ground floor you will find the first of the bedrooms which could be utilised as a second sitting room, dining room or even a home office should the requirement be there.

On the upper level this charming home offers three good sized bedrooms, two providing double proportions and the third slightly smaller in floor space. The upper level is completed with the family bathroom with a three piece suite with shower over bath.

Externally the property has grounds to the front and rear. To the front the grounds are laid to lawn with on street parking.

To the rear the garden is generous in size and offers both a slabbed patio area and a section of artificial lawn and chipping all secured by a perimeter fence.

The property sits close to the town centre which provides access to a range of amenities including supermarkets and town centre shopping. There are a number of local primary and secondary schools within the greater Irvine area.

## Home Report

DM Hall

## Council Tax

Band B

## Energy Efficiency Rating

Band D

## Viewing

Is by appointment only which can be arranged by contacting us on:

Tel: 01294 44 67 88

Email: [irvine@donaldross.co.uk](mailto:irvine@donaldross.co.uk)

Mon to Fri: 9am – 5:30pm

Sat: 10am – 5pm

Sun: 1pm – 5pm

Offers in Excess of £125,000













































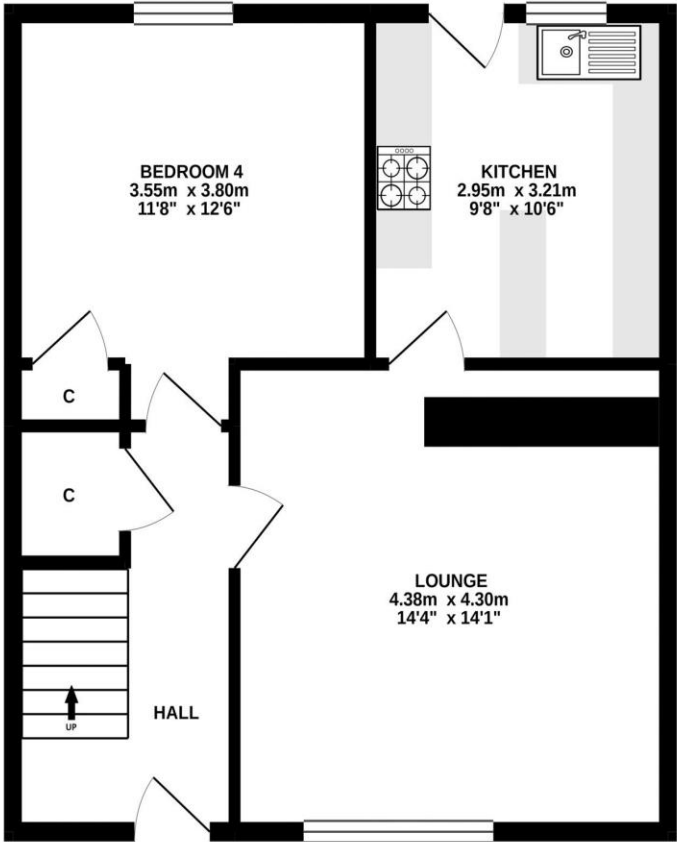




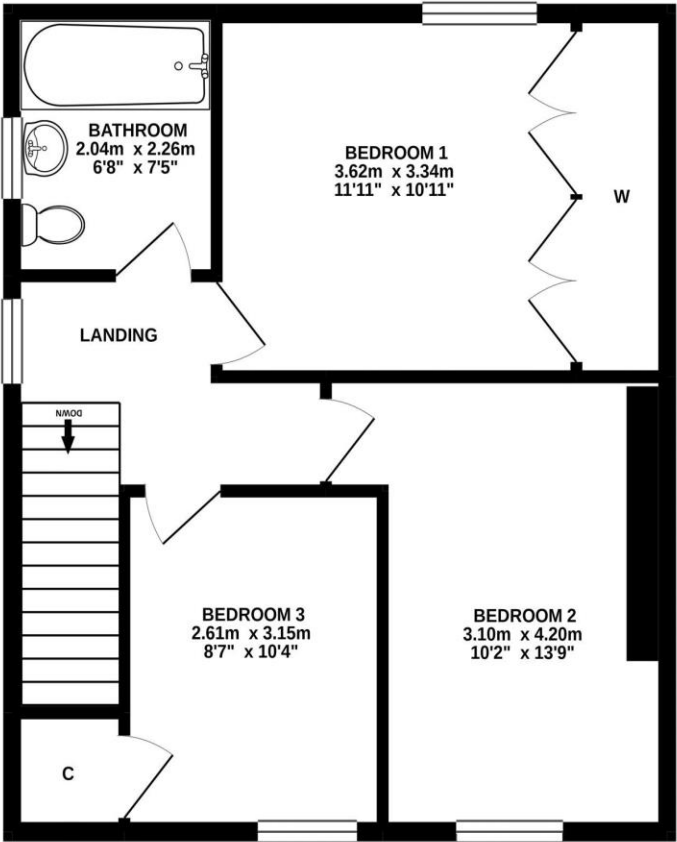


Gross Internal Floor Size 101 m<sup>2</sup>

GROUND FLOOR



1ST FLOOR



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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**The Property  
Ombudsman**

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