



For Sale:

3 Bedroom  
Terraced Villa

Offers in Excess of £90,000

68  
Sophia Crescent  
Irvine  
KA12 9BN

For more information contact:

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

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



DONALD  
**ROSS**  
RESIDENTIAL





# 68, Sophia Crescent, Irvine, KA12 9BN

Donald Ross are delighted to bring to the market this well presented three bedroom mid terrace villa which offers generous living space in a prime location, within walking distance of local schools and Irvine town centre.

- Popular Residential Area
- Hallway
- Lounge with Dining Area
- Modern Kitchen
- Three Bedrooms
- Family Bathroom (Shower Over Bath)
- Tastefully Decorated
- Double Glazed & Gas Central Heating
- Front & Rear Gardens
- Early Viewing Advised

**Council Tax**  
Band B

**Energy Efficiency Rating**  
Band C

**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 – 2pm  
Sun: 10am – 2pm

Offers in Excess of £90,000





































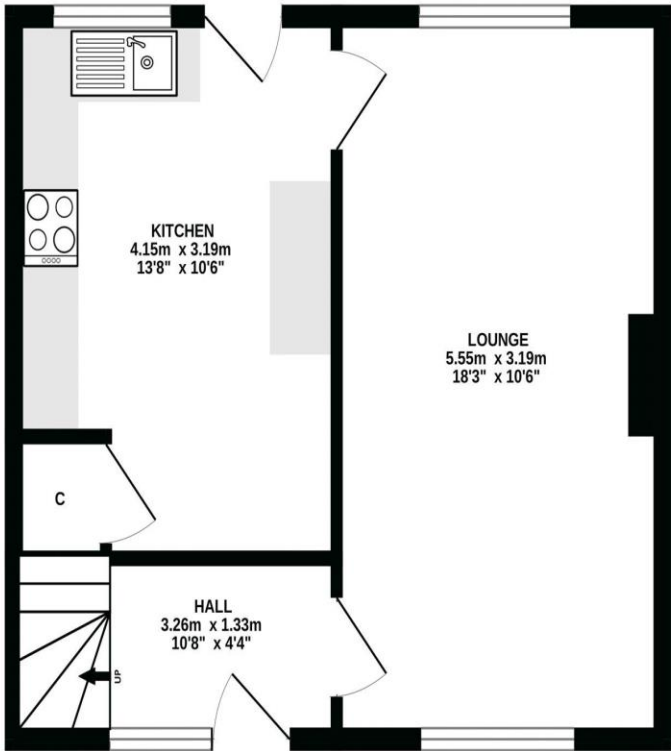




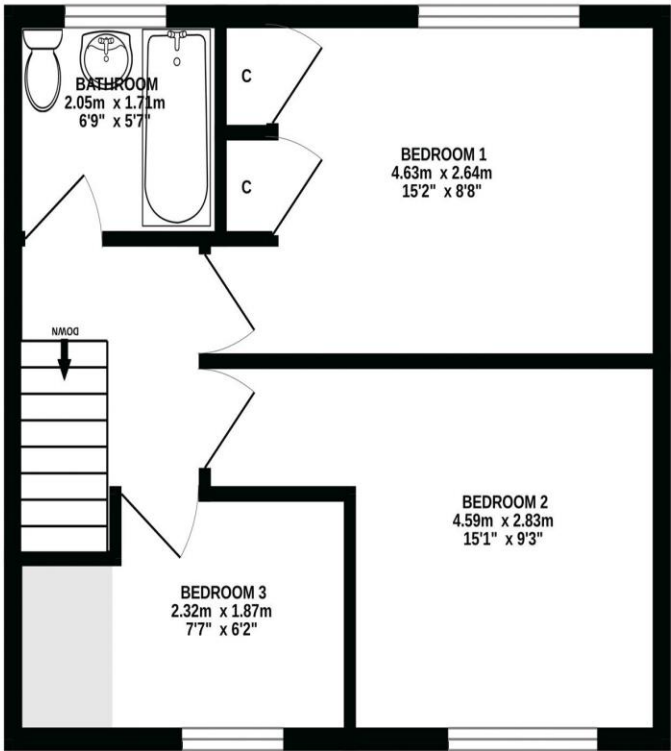


Gross Internal Floor Size 72 m<sup>2</sup>

GROUND FLOOR



1ST FLOOR



ALL SIZES TAKEN AT WIDEST POINTS

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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