



40 Dale Crescent, Irvine KA12 0RX

In Excess of **£100,000**

DONALD
ROSS
RESIDENTIAL



40 Dale Crescent

Irvine, KA12 0RX

Donald Ross present to the market this well-presented 2-bedroom end-terrace villa which is offered in walk-in condition. The contemporary kitchen features sleek cabinets and ample workspace, while the newly fitted shower room adds a modern touch
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

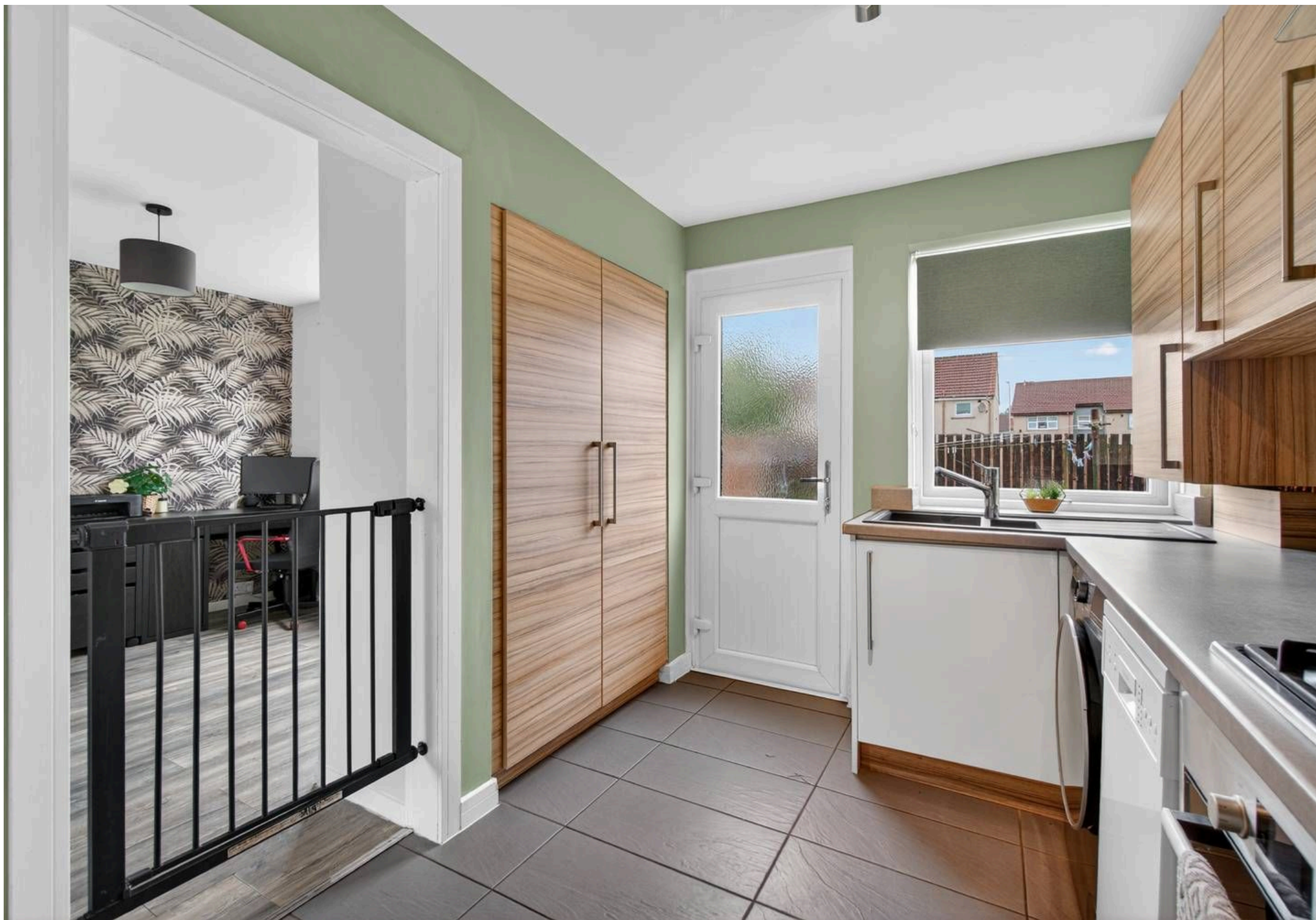
- Walk-in Condition – Presented immaculate and ready for immediate occupancy
- Contemporary Kitchen – Modern fittings, excellent workspace, and sleek cabinetry
- Newly Fitted Shower Room – Stylish, fresh, and designed for convenience
- Spacious Lounge with Dining Area – Open-plan layout filled with natural light
- 2 Double Bedrooms – Comfortably sized, ideal for families or sharers
- Double Driveway – Generous off-street parking for two vehicles
- Garage and External Shed – Ample storage and workspace options
- Fully Enclosed Rear Garden – Private, secure and great for outdoor entertaining
- End-of-terrace Villa – Additional privacy and natural light from side windows
- Prime Location – Walking distance to Irvine town centre, local shops, and both primary and secondary schools





















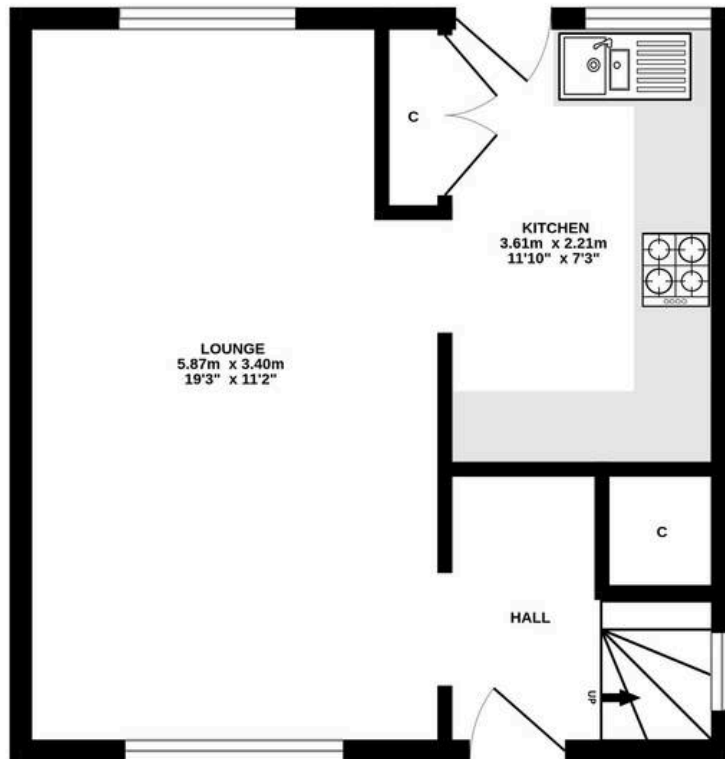




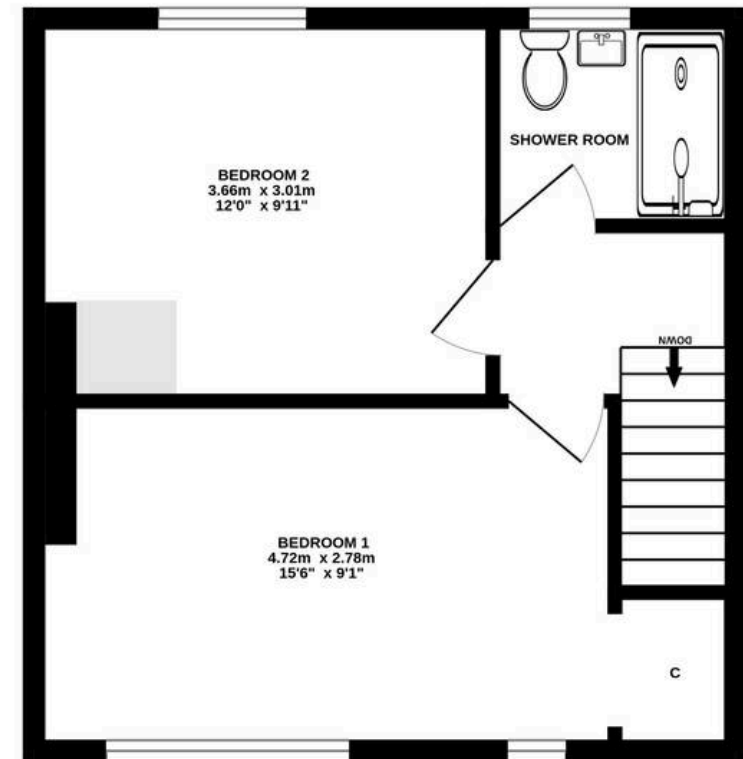




GROUND FLOOR



1ST FLOOR



ALL MEASUREMENTS TAKEN AT WIDEST POINT.

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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Donald Ross Residential Irvine

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