



30 Birkscairn Way, Bourtreehill South

In Excess of **£95,000**

DONALD
ROSS
RESIDENTIAL



30 Birkscairn Way

Bourtreehill South, Irvine

Spacious 2-bed mid-terrace villa in Bourtreehill with large dining lounge, garage, driveway, and gardens. Ideal first time home in a well connected, community friendly Irvine location. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Two spacious double bedrooms, generous layout for a mid-terrace.
- Large dining lounge, ideal for entertaining or everyday family life
- Private driveway, off-street parking for one vehicle.
- Garage, secure storage/parking option.
- Front and rear enclosed gardens, safe outdoor spaces for relaxation or play.
- Fresh, modern interior, bright and contemporary ambiance.
- Prime investment for first-time buyers, strategic location and layout.
- Strong transport links, local bus stop within a 3 minute walk and multiple routes available.
- Proximity to community facilities, nearby shops, health centre, and leisure paths
- Walk in Condition

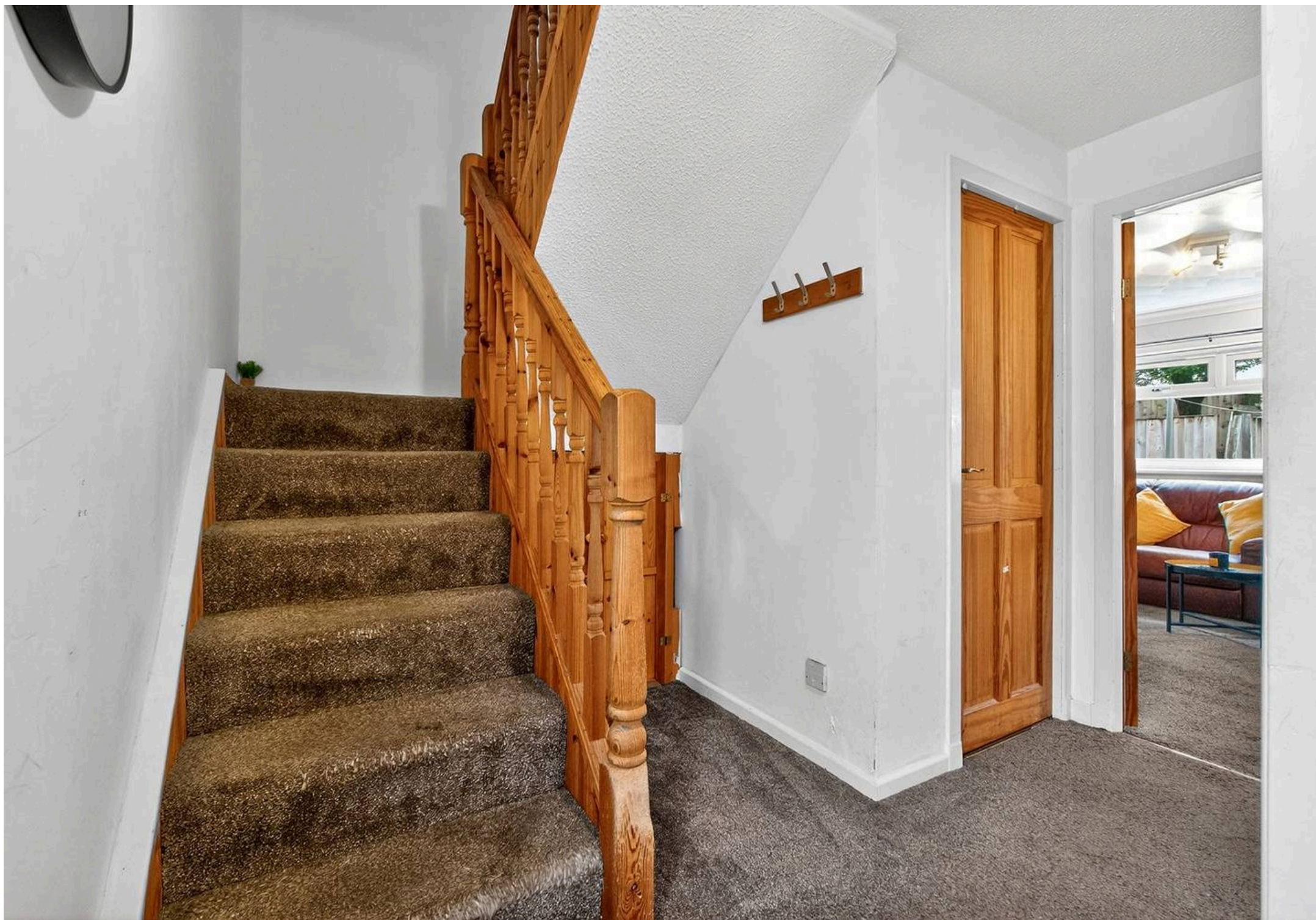




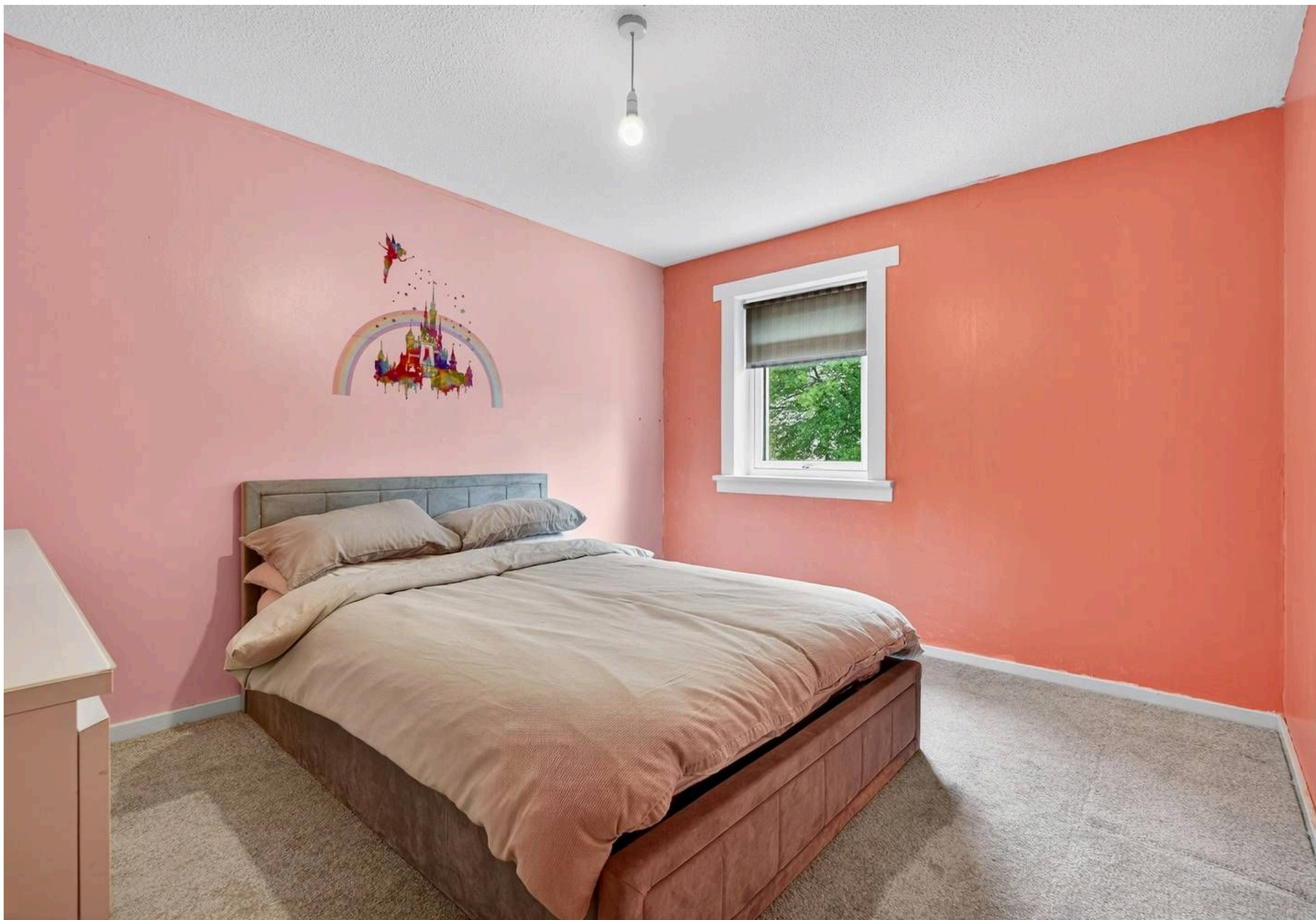










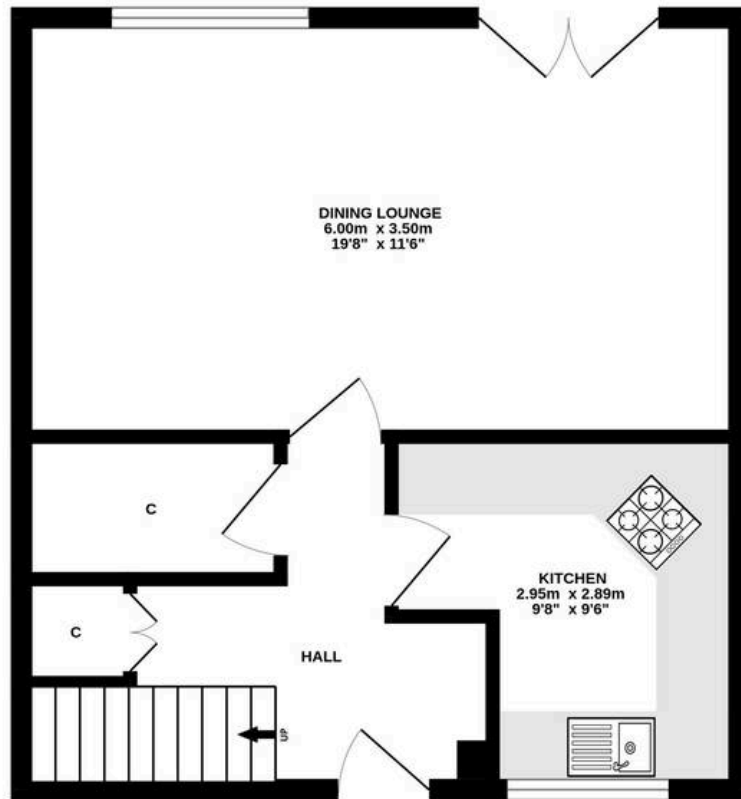




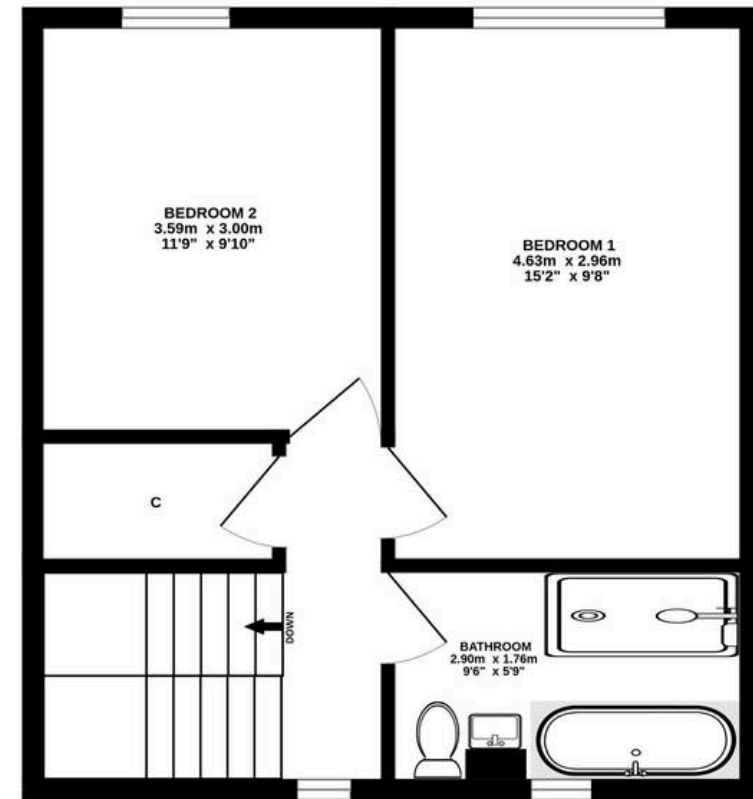




GROUND FLOOR



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.
Made with Metropix ©2025



Donald Ross Residential Irvine

Donald Ross Estate Agents, 9B Riverway Retail Park Riverway – KA12 8AG

01294 446788 • irvine@donaldross.co.uk • www.donaldross.co.uk

While every effort has been made to ensure accuracy, buyers should independently verify all details and review the Home Report before submitting an offer. No warranty or representation is given regarding the property, and neither the agent nor the seller accepts responsibility for any inaccuracies. Buyers must satisfy themselves on all legal aspects.