



5 Edgar Place, North Newmoor

In Excess of £150,000

DONALD
ROSS
RESIDENTIAL



5 Edgar Place

North Newmoor, Irvine

Modern two bedroom semi-detached villa in Irvine with lounge, kitchen, bathroom, driveway & private rear garden. Ideal first-time buy in a quiet, convenient location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Modern two-bedroom semi-detached villa
- Bright, spacious lounge
- Contemporary fitted kitchen
- Stylish family bathroom
- Two well-proportioned bedrooms
- Private driveway with off-street parking
- Enclosed rear garden for privacy
- Quiet cul-de-sac location
- Ideal for first-time buyers or downsizers
- Close to schools, shops, and transport links

















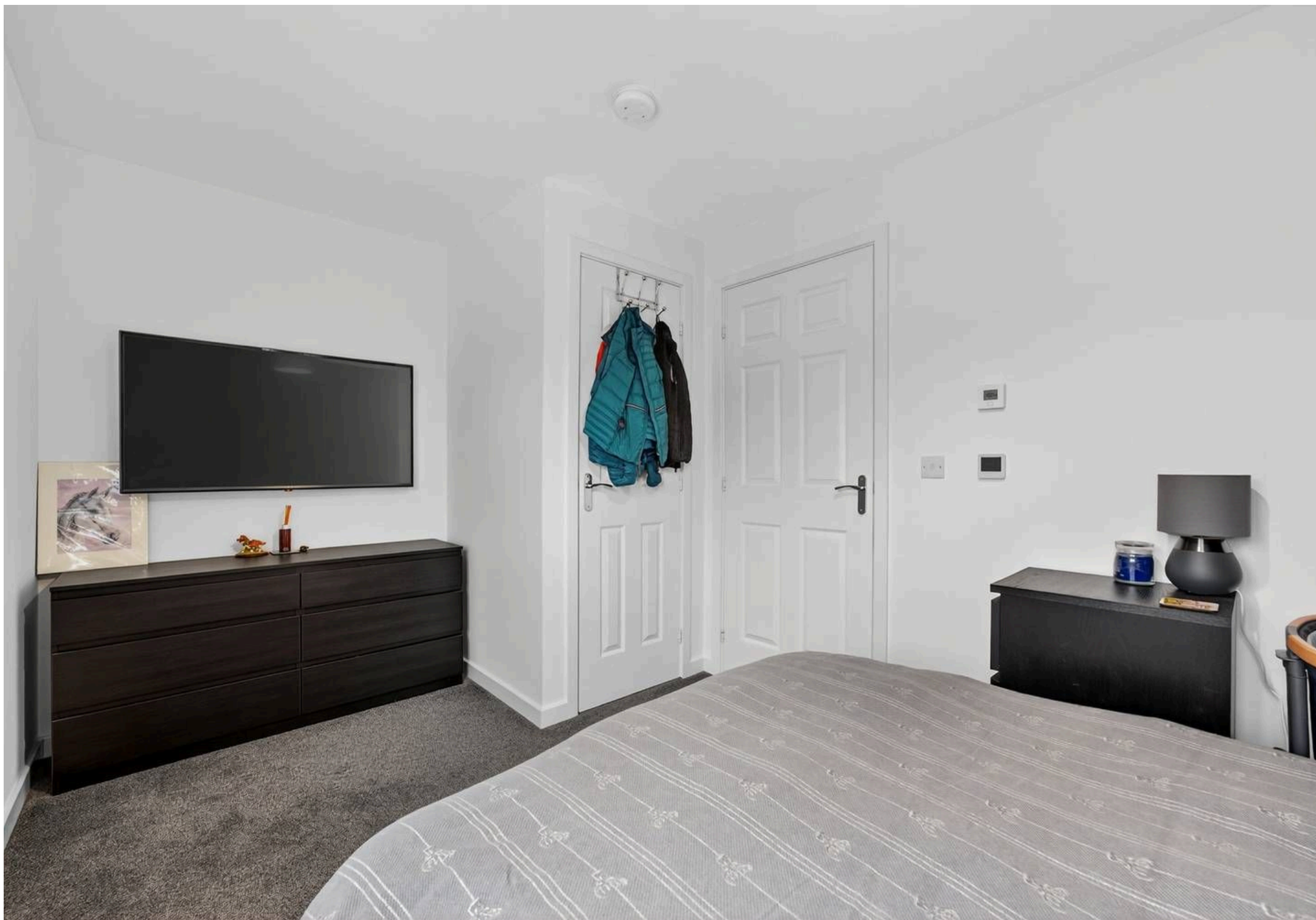
























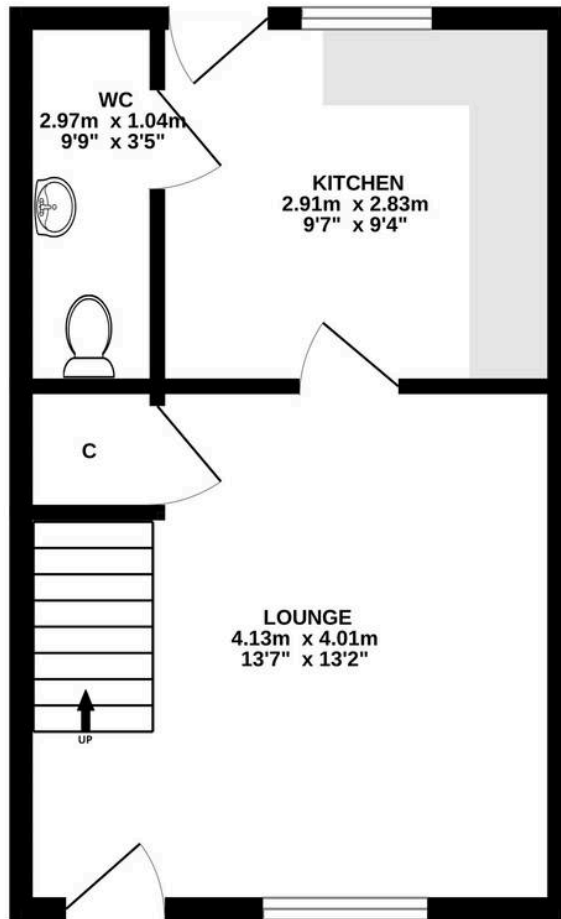




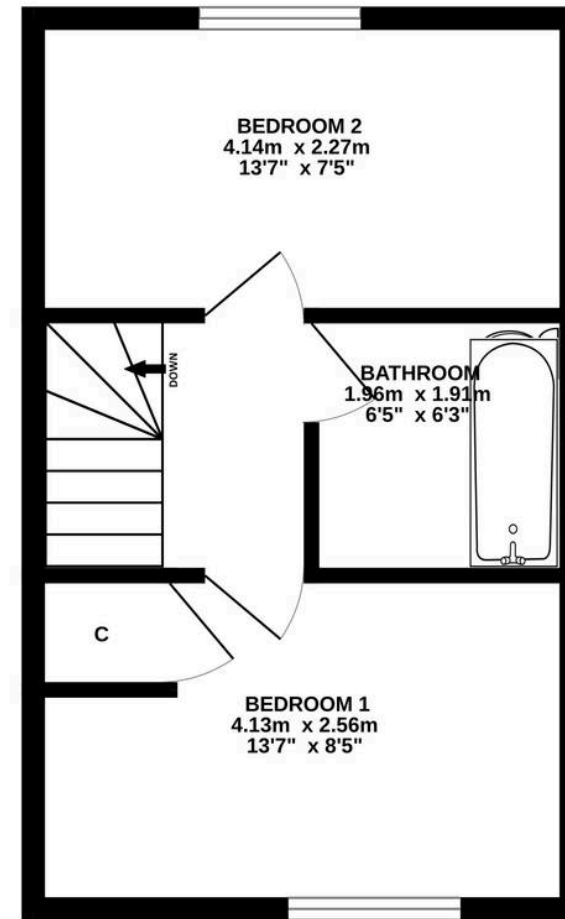




GROUND FLOOR




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.
Made with Metropix ©2025

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92+) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>80</p>	<p>80</p>
<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC </p>		



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.