



16 Duncan Drive, Irvine

In Excess of **£160,000**

DONALD
ROSS
RESIDENTIAL



16 Duncan Drive

Irvine, Irvine

Modern three bedroom semi on a generous plot in Irvine - dual aspect lounge with dining area & patio door, ground-floor bedroom, modern kitchen and bathroom, large driveway, walking distance to town & schools.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three bedrooms (one located on the ground floor)
- Dual aspect lounge with dining area and patio door to rear garden
- Modern fitted kitchen
- Contemporary family bathroom
- Generous corner plot with substantial garden grounds
- Multi-car driveway providing ample off-street parking
- Excellent walking distance to town centre and local schools
- Flexible layout suited to family living and potential to extend
- Neutral décor, high quality fixtures and fittings throughout
- Sought-after family-friendly location in Irvine, strong area values

























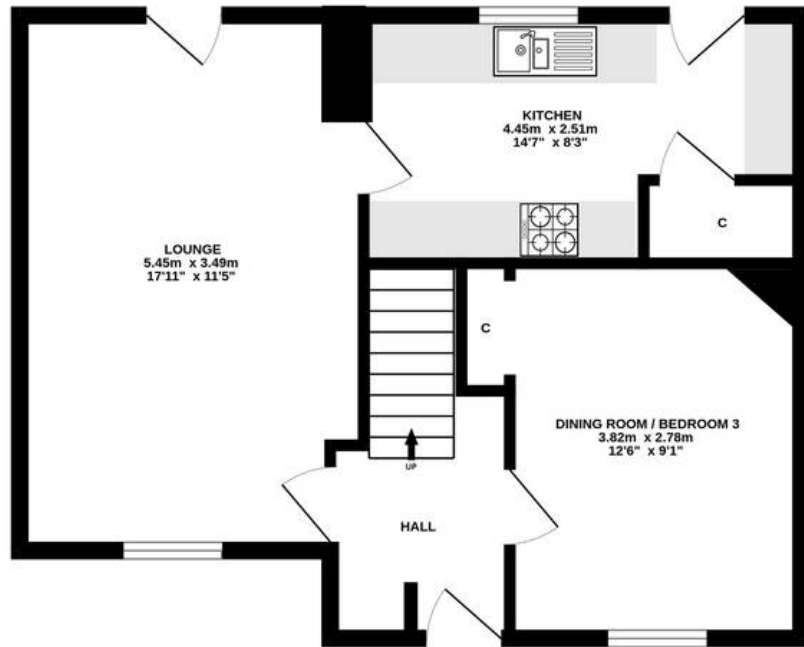




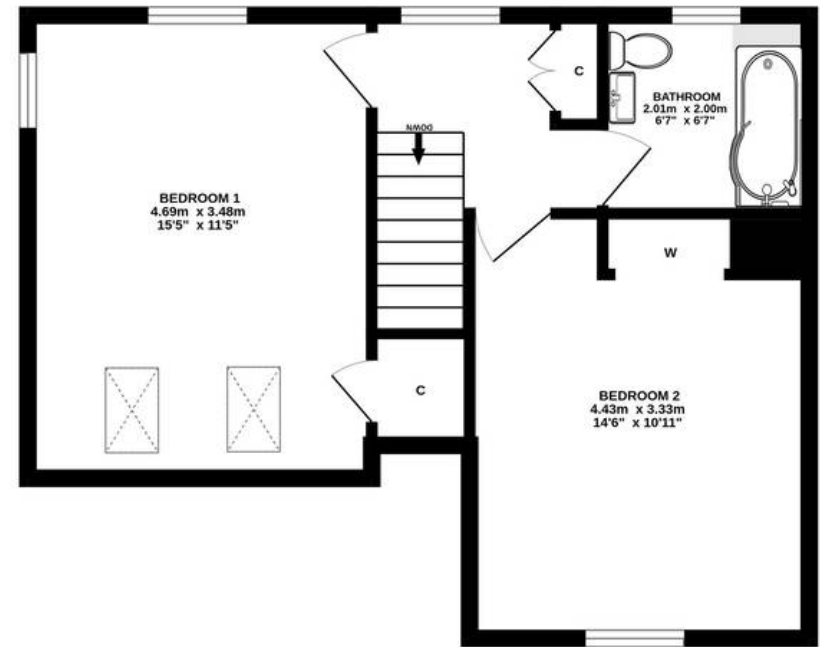




GROUND FLOOR



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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