



85 Martin Avenue, Irvine

In Excess of **£60,000**

DONALD
ROSS
RESIDENTIAL



85 Martin Avenue

Irvine, Irvine

First-floor 2 bed flat with generous layout, modern kitchen & bathroom, tastefully finished throughout. Communal front & rear gardens.

Ideal move-in ready home.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- First-floor position offering a light, airy feel
- Two good-sized bedrooms
- Walk-in condition throughout - ready for immediate occupation with minimal work needed.
- Bright lounge - inviting and well-lit living area.
- Modern kitchen - well-fitted and integrated into the layout
- Stylish bathroom - a contemporary, efficient bathroom solution
- Tastefully decorated - presenting well and offering strong first-impression appeal.
- Communal front and rear gardens - shared outdoor spaces neatly maintained accessible to residents.
- Quiet yet well-connected setting - the convenience of flat-living paired with a tranquil position.
- Thoughtfully maintained property - reflects ongoing care which adds to its move-in readiness.































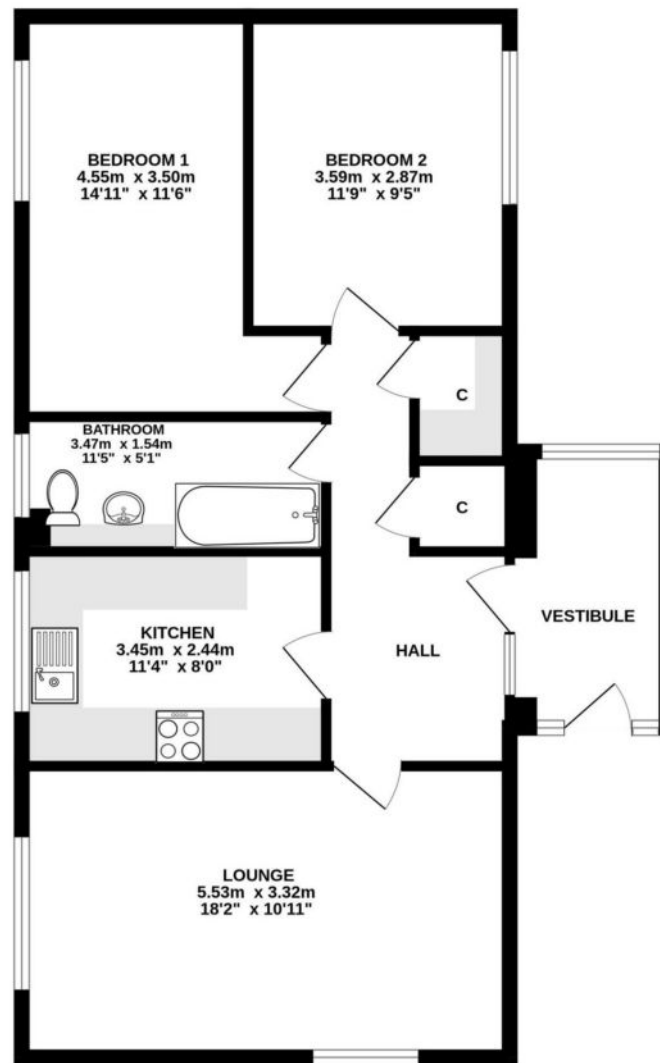








1ST FLOOR



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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