



23 Littlestane Rise, Lawthorn

In Excess of £170,000

DONALD
ROSS
RESIDENTIAL



23 Littlestane Rise

Lawthorn, Irvine

Immaculate four bedroom mid-terrace villa in Lawthorn with ground-floor bedroom & bathroom, modern dining kitchen, large driveway, electric garage and expansive private rear gardens.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Four well-sized bedrooms (including a downstairs bedroom)
- Ground-floor bathroom – excellent for flexibility and convenience
- Modern fitted dining kitchen suited for entertaining and family meals
- Large multi-car driveway for ample parking
- Garage with electrics – usable as workshop, storage or converted space
- Expansive private rear garden ideal for outdoor living
- Neat front garden giving good kerb-appeal
- Immaculate, “show-home” condition throughout – move-in ready
- Mid-terrace villa position – combines privacy with community feel
- Located in the sought-after Lawthorn area with strong local amenities and connectivity















































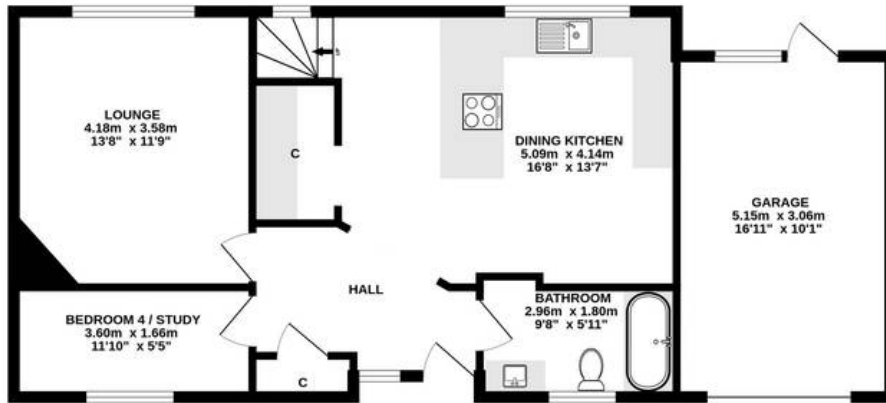








GROUND FLOOR



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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