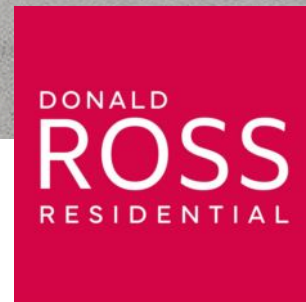
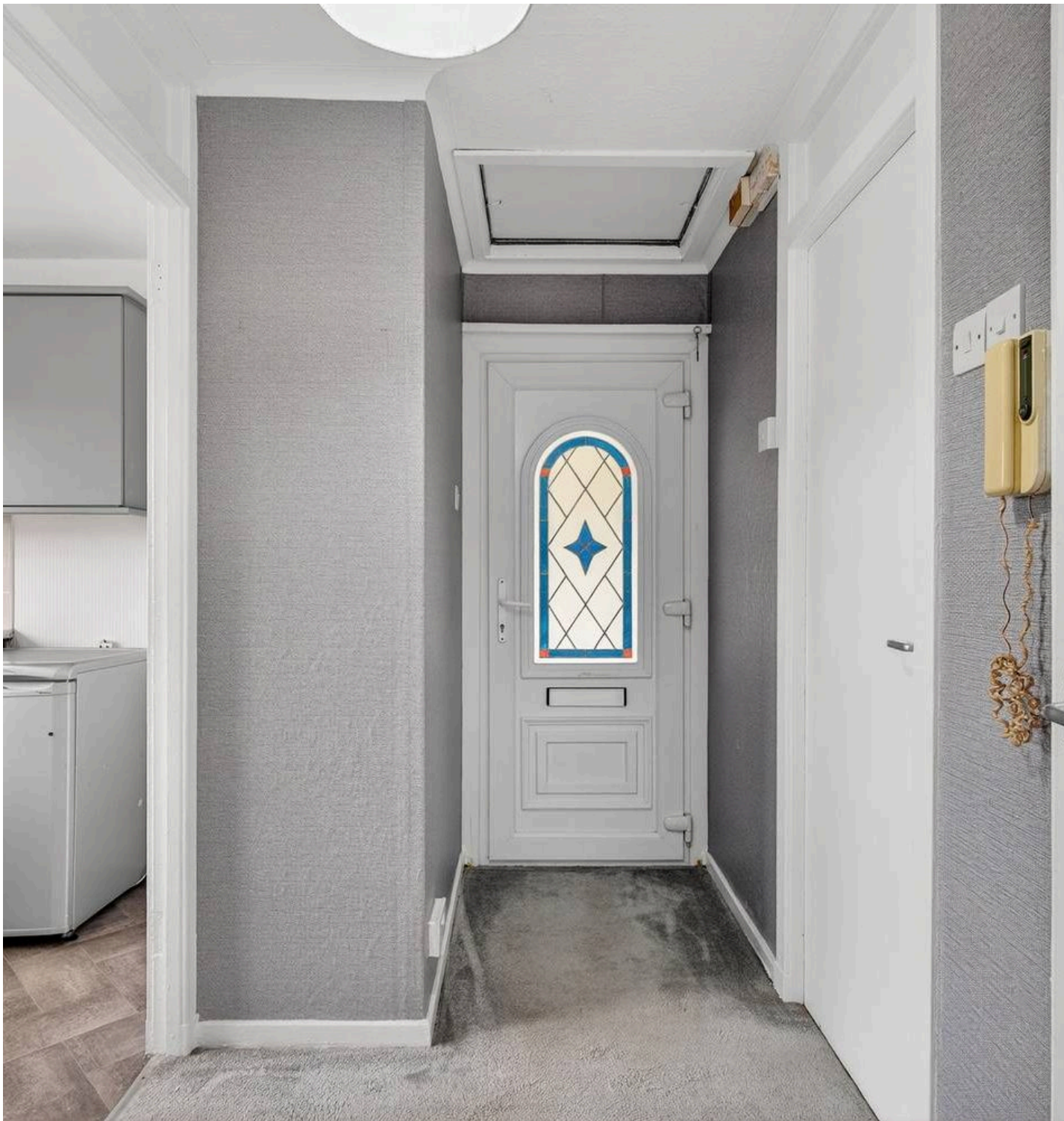




49 Dickson Drive, Irvine

In Excess of **£45,000**





49 Dickson Drive

Irvine, Irvine

Charming 1-bed first-floor flat with balcony overlooking communal gardens in a peaceful block of four. Ideal for first-time buyers—close to schools, shops, and transport.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- First-floor, one bedroom flat in a tight-knit block of four.
- Private balcony with views over tranquil lawned garden to the front of the property and communal to the rear.
- Efficient, light-filled living space - lounge, kitchen, bathroom, and bedroom.
- Peaceful residential setting with only four units for a quieter atmosphere.
- Excellent proximity to primary and secondary schools.
- Convenient access to local healthcare facilities.
- Excellent proximity to primary and secondary schools
- Near Irvine train station for easy commuting.
- Low-maintenance and ideal for first time buyers or those looking to downsize.
- Surrounded by a community focused neighbourhood with social housing prevalence
- Walk in Condition









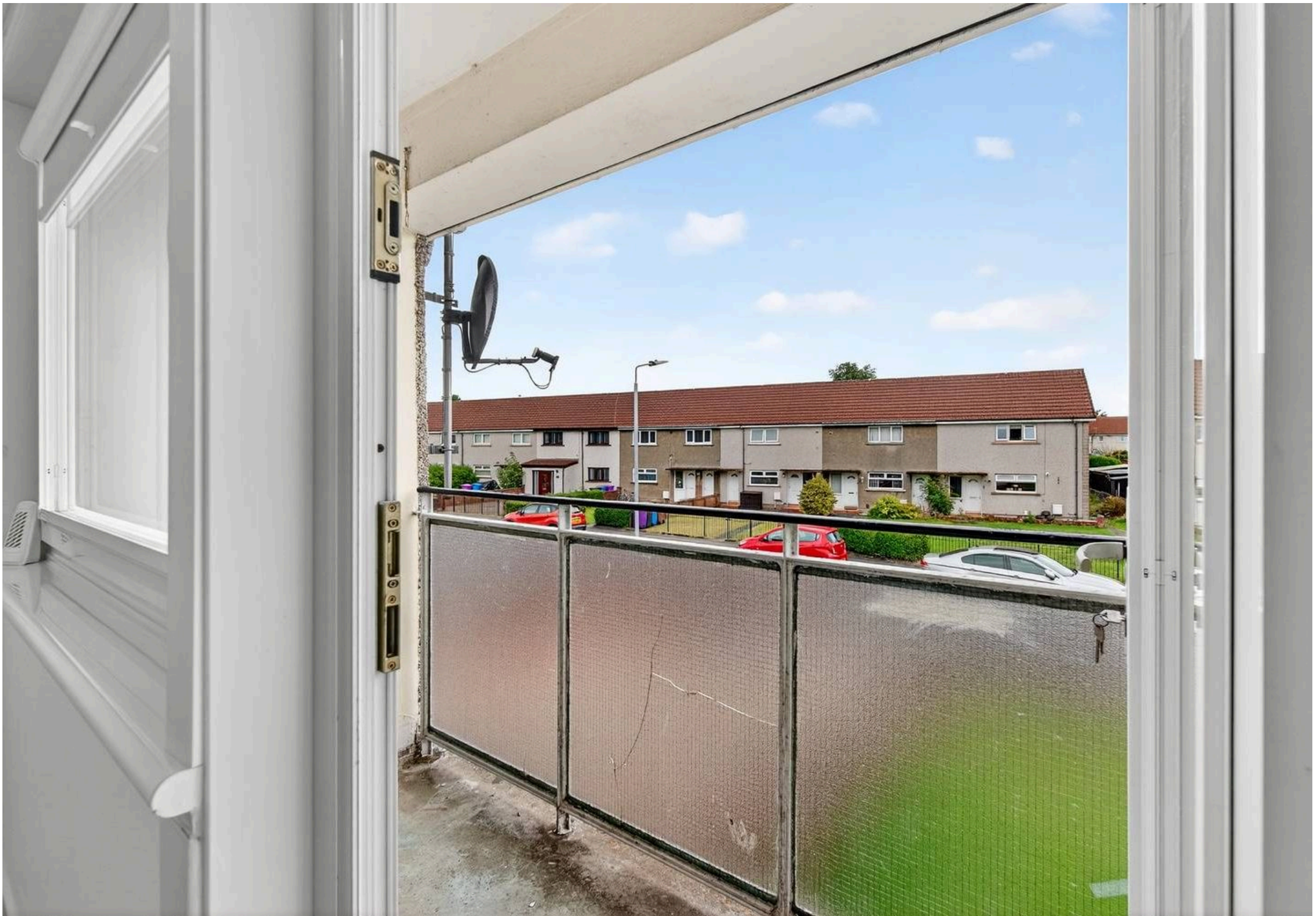










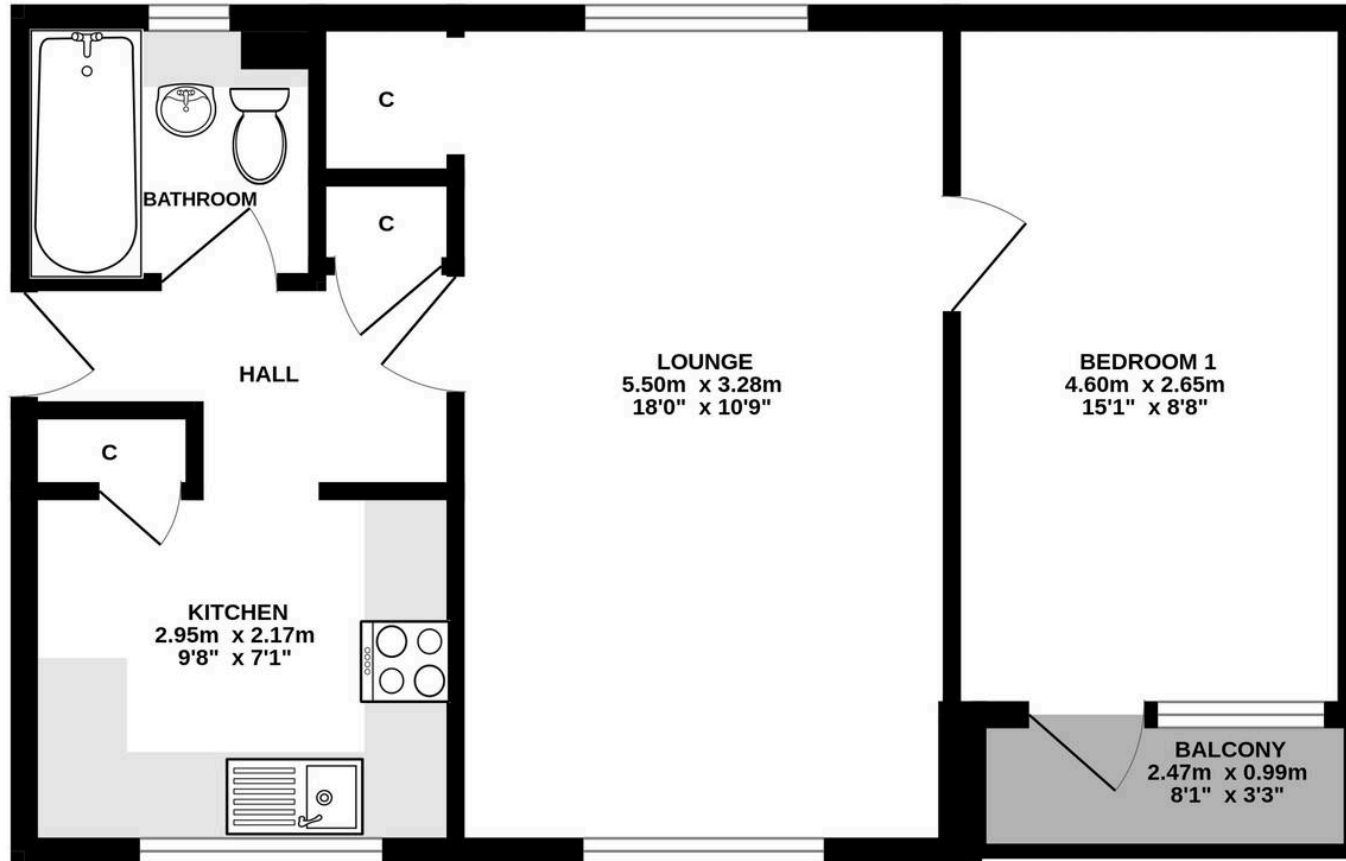








1ST FLOOR



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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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.