



65 Dublin Quay, Irvine

In Excess of £170,000

DONALD  
**ROSS**  
RESIDENTIAL



## 65 Dublin Quay

Irvine, Irvine

Ground-floor 2-bed flat at 65 Dublin Quay: modern open-plan living, two baths (one en-suite), sea-view balcony, allocated parking—stylish harbourside retreat.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

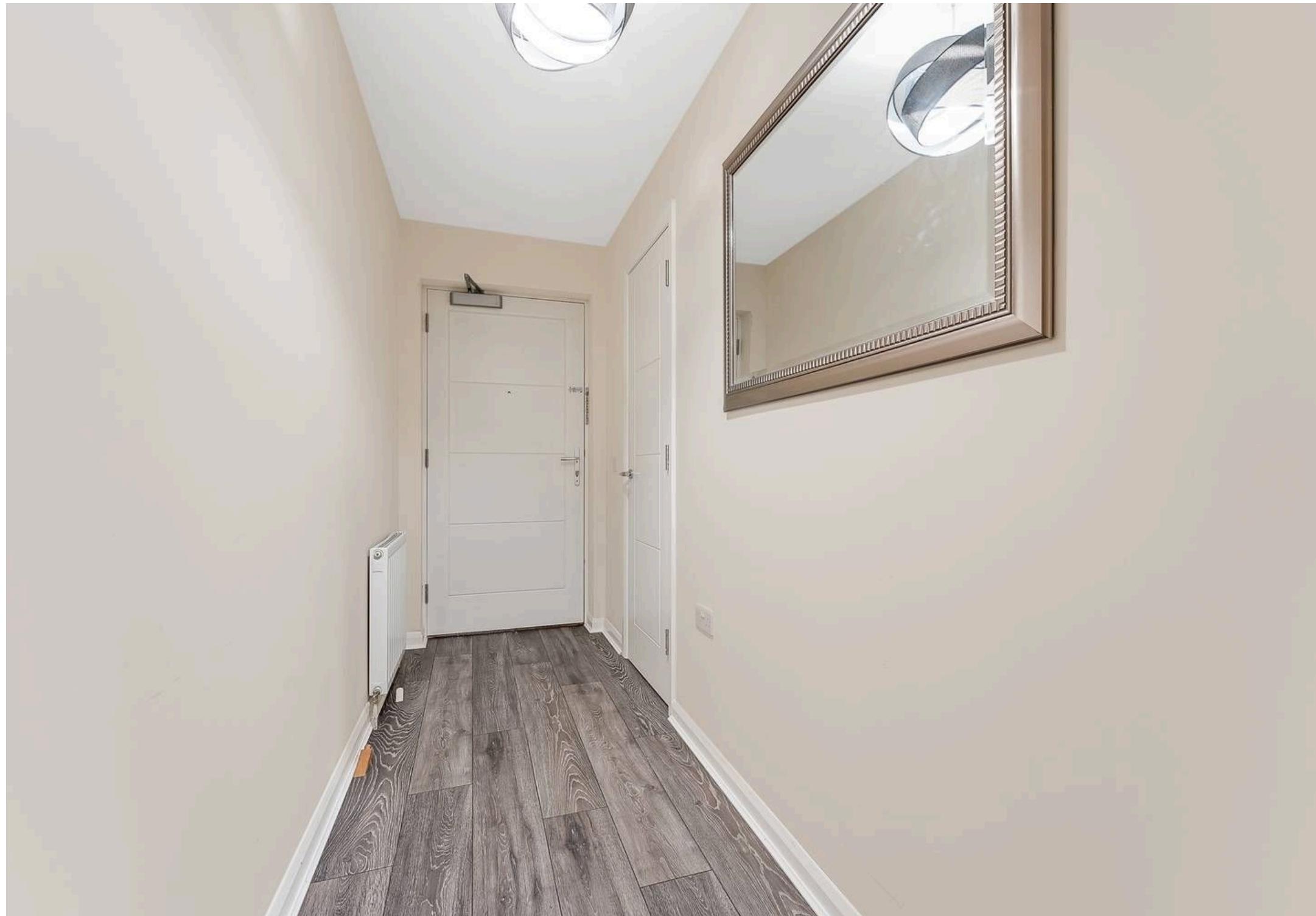
- Ground-Floor Position – Convenient entry with seamless access.
- Open-Plan Lounge/Dining/Kitchen – Spacious layout and natural light for modern lifestyle.
- Balcony with Harbour Views – Enjoy panoramic views across Irvine Harbour.
- Master Bedroom with En-Suite – Added privacy and convenience for the principal bedroom.
- Family Bathroom – Separate, full-sized bathroom for household or guests.
- Allocated Parking – Reserved private parking included.
- Contemporary Development – Situated in a modern waterside building with quality finishes.
- Secure Shared Entry – Enhanced security and peace of mind.
- Built-In Storage Options – Convenient hallway storage for decluttering.
- Harbourside Lifestyle – Just moments from Irvine's scenic waterfront and local amenities.

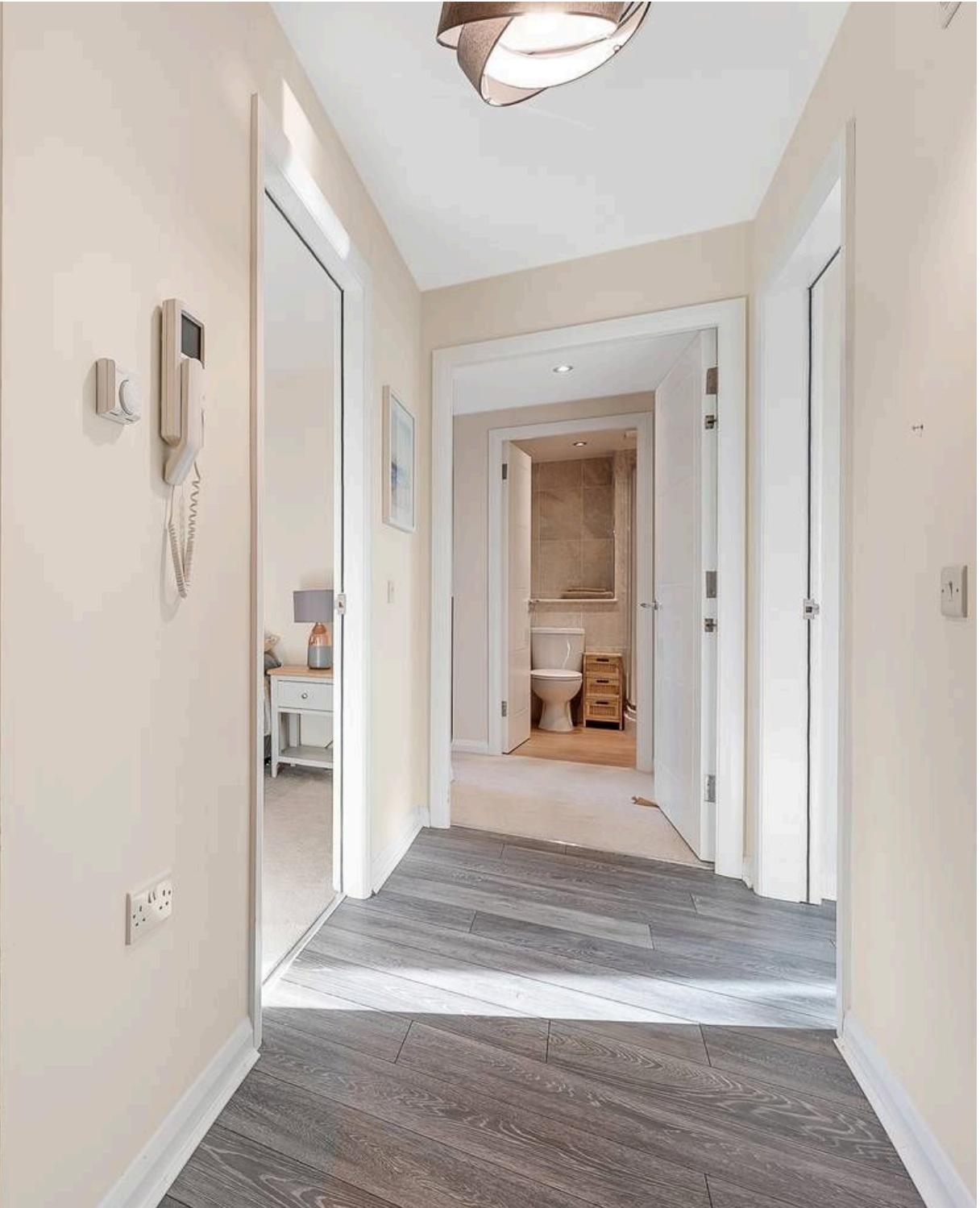
















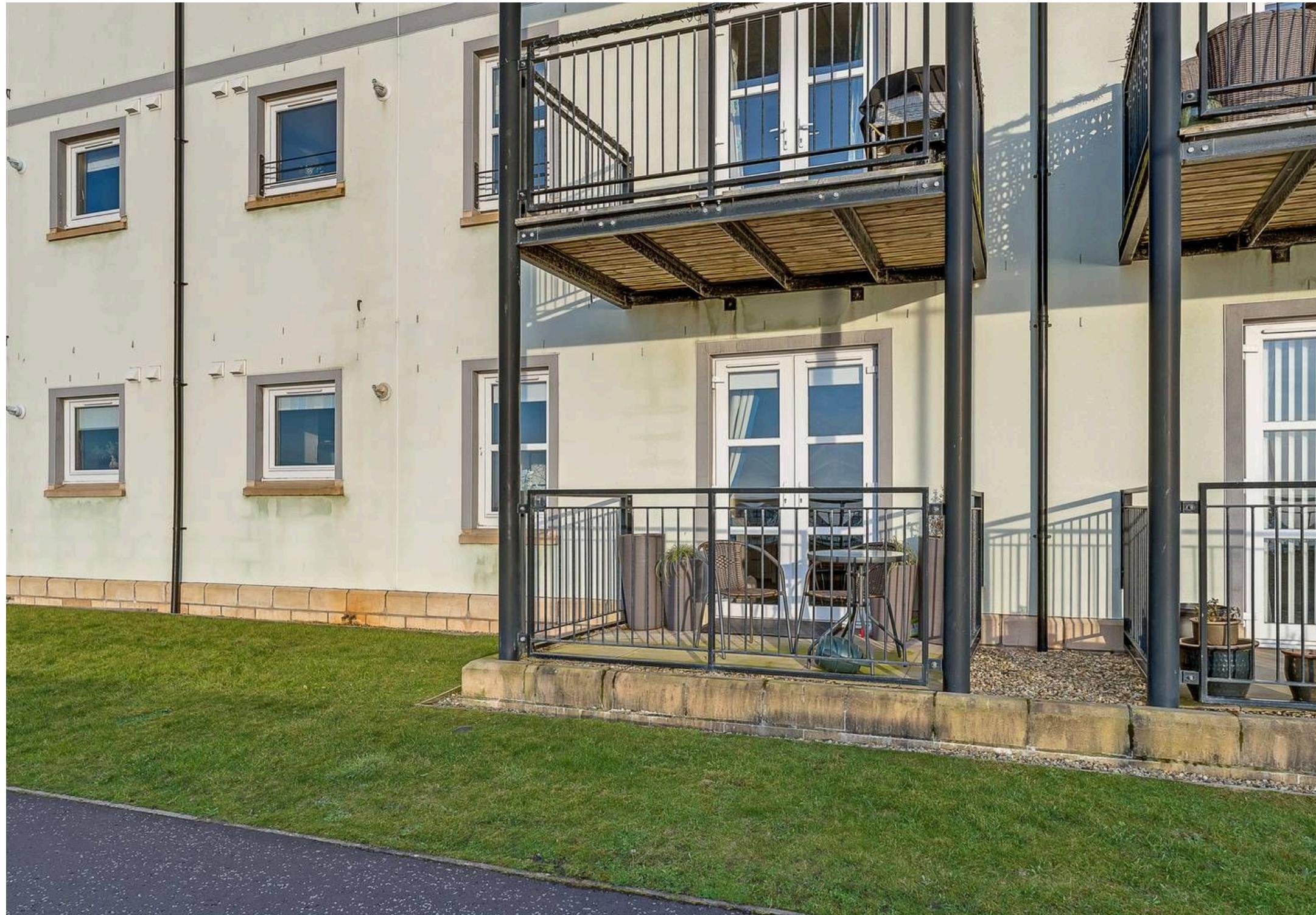








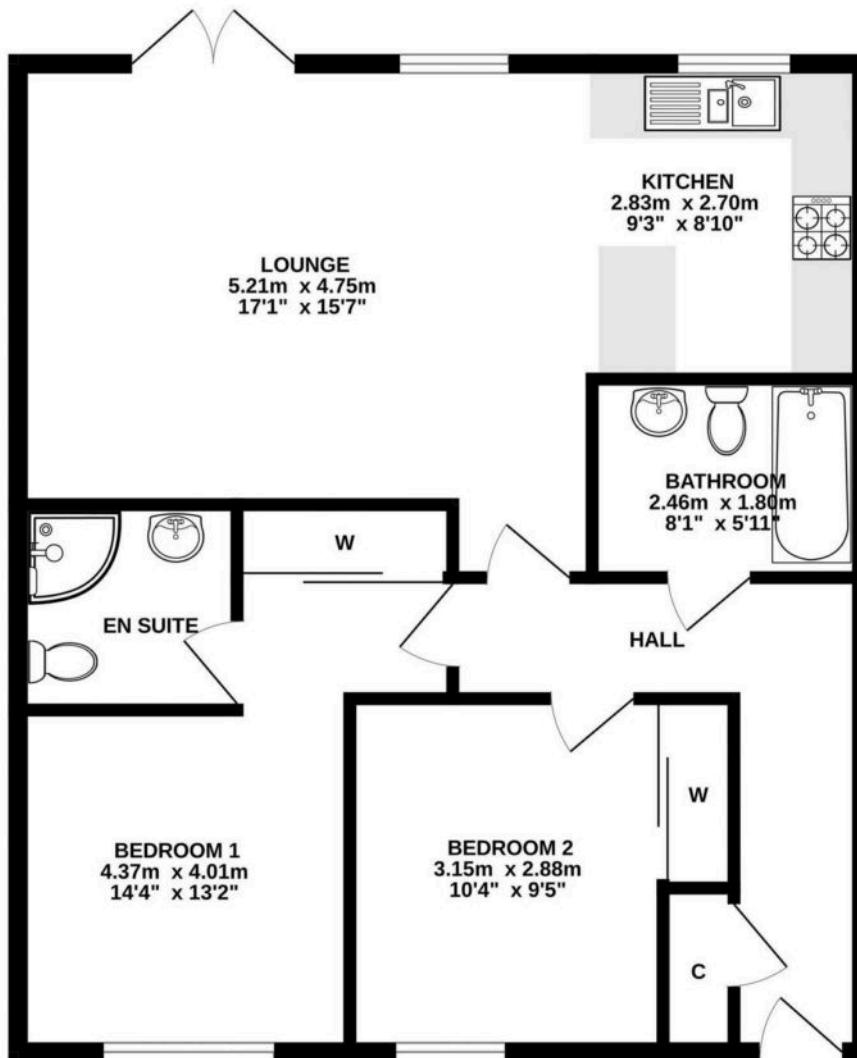




# Energy Efficiency Rating

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

## GROUND 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.  
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## Donald Ross Residential Irvine

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