



For Sale:

3 Bedroom  
Terraced Villa

Offers in Excess of £100,000

35  
Cairnsmore Way  
Irvine  
KA11 1ER

For more information contact:

01294 44 67 88  
irvine@donaldross.co.uk

[www.donaldross.co.uk](http://www.donaldross.co.uk)





# 35, Cairnsmore Way, Irvine, KA11 1ER

Donald Ross present to the market this delightful, spacious three bedroom mid terrace villa with private parking, front & rear gardens located within a popular residential area of Irvine.

- Popular Residential Area
- Hallway
- Large Dual Aspect Lounge with Dining Area
- Spacious Open Plan Fully Fitted Kitchen with Breakfast Bar
- Three Bedrooms
- Family Bathroom, WC
- Tastefully Decorated
- Gas Central Heating & Double Glazed
- Fully Enclosed Gardens with Driveway
- Early Viewing Advised

**Council Tax**  
Band B

**Energy Efficiency Rating**  
Band

**Viewing**  
Is by appointment only which can be arranged by contacting us on:

Tel: 01294 44 67 88  
Email: [irvine@donaldross.co.uk](mailto:irvine@donaldross.co.uk)

Mon to Fri: 9am – 5:30pm  
Sat: 10am – 2pm  
Sun: 10am – 2pm

Offers in Excess of £100,000











SAMSUNG  
10

























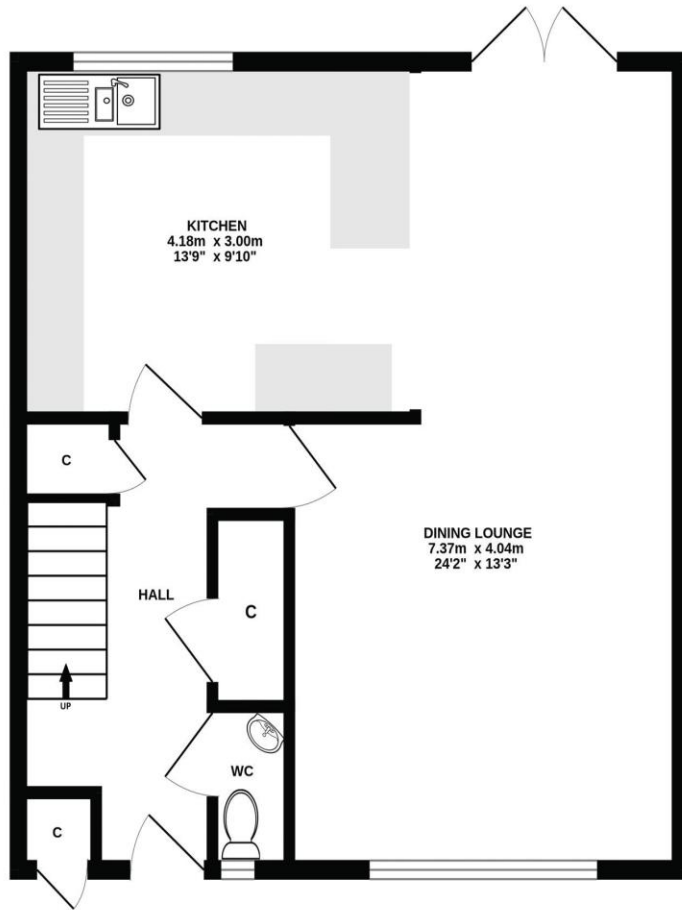




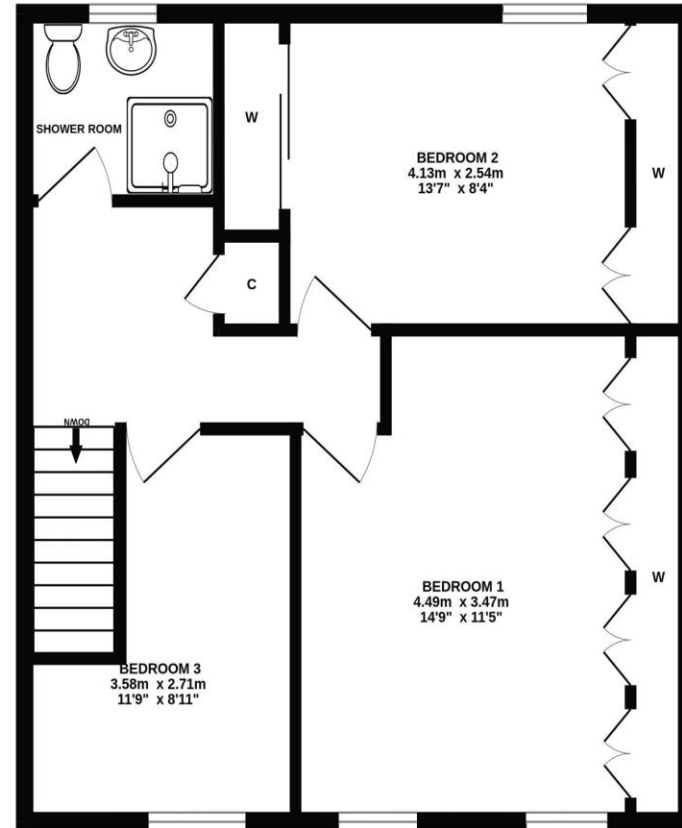
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# Gross Internal Floor Size 0 m<sup>2</sup>

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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