



For Sale:

3 Bedroom  
Semi Detached Villa

Offers in Excess of £155,000

31  
Titchfield Way  
Irvine  
KA11 1PP

For more information contact:

01294 44 67 88  
irvine@donaldross.co.uk



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





# 31, Titchfield Way, Irvine, KA11 1PP

Donald Ross are delighted to present to the market this stunning three bedroom linked detached villa in the ever so sought after location in Girdle Toll, Irvine.

- Popular Residential Area
- Hallway
- Front Facing Lounge with Bay Window
- Modern Fitted Kitchen & Conservatory
- Three Bedrooms
- Family Bathroom
- Tastefully Decorated Throughout
- Gas Central Heating & Double Glazed
- Multi Car Driveway & Garage
- Early Viewing Advised

## **Council Tax**

Band C

## **Energy Efficiency Rating**

Band D

## **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 £155,000

































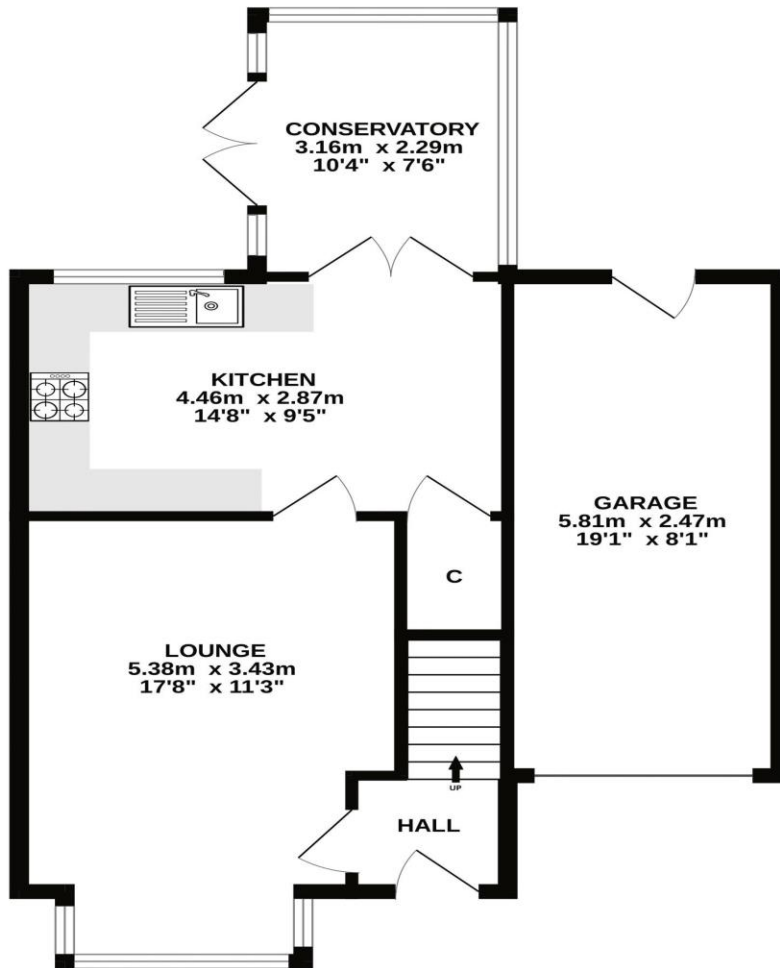




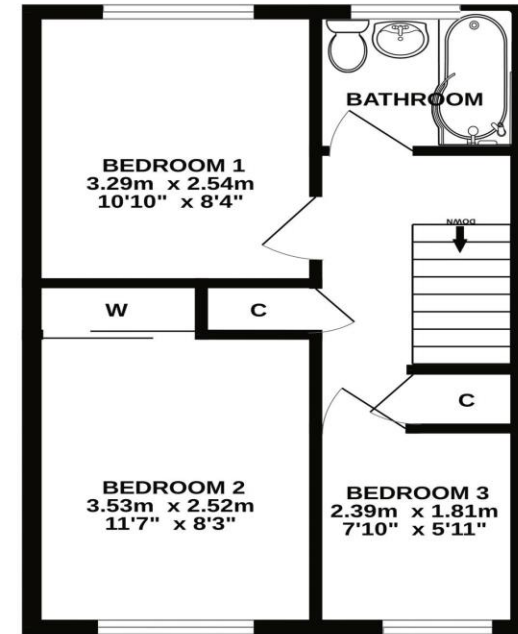


# Gross Internal Floor Size 77 m<sup>2</sup>

GROUND FLOOR



1ST 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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